Davidson County DEEDWARR
Recvd: 02/18/03 16:17 4pgs
Fees:23.00 Taxes:2682.50
20030218-0021072

This Instrument prepared by:
Stokes Bartholomew Evans & Petree, P.A. (CBR)
424 Church Street, Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
Highland Park Church, Inc.
1311 16th Avenue, South
Nashville, Tennessee 37212
Attn: Mr. Lou Alvarez

SEND TAX BILL TO:
Same

MAP-PARCEL
103-01-0-127.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **VR HOLDINGS, INC.**, a Colorado corporation, formerly known as Vail Resorts Holdings, Inc. ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **HIGHLAND PARK CHURCH, INC.**, a Tennessee non-profit corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

This conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tracts or parcels of land described on Exhibit A, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all parties claiming by, through or under the Grantor, but not further or otherwise.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of this 13th day of February, 2003.

GRANTOR:

VR HOLDINGS, INC.

By: _____
Alex Iskenderian, Authorized Agent

STATE OF COLORADO)
COUNTY OF EAGLE)

Before me, a Notary Public of the State and County aforesaid, personally appeared Alex Iskenderian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent for **VR HOLDINGS, INC.**, a Colorado corporation, the within named bargainor, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Authorized Agent.

WITNESS my hand and official seal this 13 day of February, 2003.

ISABELLE D. THOMPSON NOTARY PUBLIC STATE OF COLORADO
My Commission Expires 9/17/2005

_____
Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $725,000.00.

_____
AFFIANT

Subscribed and sworn to before me this 18th day of February, 2003.

LINDA J. BOGGESS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

_____
Notary Public
My Commission Expires: 3-25-06

206663 / 4305-1

EXHIBIT A

Legal Description

Being a tract of land in the central portion of Davidson County, lying in the 24th Councilmanic District of Nashville, Tennessee. Bounded on the north by the following: Western Hills, Ltd as recorded in Deed Book 6333, page 196, Register's Office Davidson County (RODC), Vance Hyndman, Jr. as recorded in Deed Book 4304, page 522, RODC, Betty J. Barrett & Bettye M. Seaborn as record in Instrument No. 200201080003068, RODC, James E. Shearon as recorded in Deed Book 8877, page 932, RODC, Cynthia F. Anderson as recorded in Deed Book 8800, page 272, RODC, West End Community Church as recorded in Instrument No. 200106290069142, RODC, and Meredith Corporation as recorded in Deed Book 9565, page 412, RODC, on the east by Brookside Courts Addition No. 2, as recorded in Plat Book 1845, page 73, RODC, also on the east by Resubdivision of Reserve Parcel "A" Brookside Courts Addition No. 2, as recorded in Plat 5210, page 190, RODC, on the south by Right-of-Way (ROW) of Knob Road (60' ROW), also on the south by Kelly S. Neely as recorded in Deed Book 4246, page 865, RODC, also on the south by Hillwood Park Subdivision as recorded Plat Book 3300, pages 27 and 28, RODC, on the west by Horton Heights Subdivision, Section H as recorded in Plat Book 3600, page 100, RODC. Tract being described as follows:

Point of commencement being the southwest corner of Lot 18 of Brookside Courts Addition No. 2 as mentioned above; thence North 13 deg. 18 min. 24 sec. East 11.37 feet to the true point of beginning being a found ½" iron rod at the southeast corner of the tract being described, lying on the northerly ROW margin of Knob Road; thence with said ROW of Knob Road North 79 deg. 33 min. 45 sec. West 352.60 feet to a set point; thence continuing with a curve to the left having a radius of 1400.00 feet, an arc length of 328.65 feet, a central angle of 13 deg. 27 min. 00 sec., a chord bearing and distance of North 86 deg. 17 min. 15 sec. West 327.89 feet to a set point; thence continuing South 86 deg. 59 min. 24 sec. West 780.35 feet to a found 4"x 4"monument: thence continuing South 86 deg. 58 min. 53 sec. West 313.70 feet to a set point in the easterly line of Lot 66 Hillwood Subdivision; thence with said common line North 14 deg. 47 min. 35 sec. West 129.74 feet to a found 1" iron pipe; thence continuing along the northerly lot lines of Hillwood Subdivision North 79 deg. 44 min. 24 sec. West 1449.90 feet to a found set "cut stone", lying on the common lines of Horton Heights Subdivision, Sec. H; thence with said common lines North 8 deg. 50 min. 47 sec. East 237.43 feet to a found ½" iron rod; thence continuing North 8 deg. 50 min. 34 sec. East 103.41 feet to a found ½" iron rod; thence continuing North 11 deg. 58 min. 23 sec. East 140.80 feet to a set "stone", thence leaving said common line North 81 deg. 41 min. 09 sec. East 1025.55 feet to a chiseled "X" in concrete; thence North 11 deg. 16 min. 21 sec. East 530.02 feet to a found ½" iron rod; thence South 84 deg. 48 min. 51 sec. East 302.47 feet to a found ½" iron rod; thence North 13 deg. 34 min. 27 sec. East 62.52 feet to a found ½" iron rod; thence South 75 deg. 15 min. 29 sec. East 130.03 feet to a set point; thence South 43 deg. 26 min. 04 sec. East 471.75 feet to a set point; thence South 3 deg. 14 min. 30 sec. West 50.94 feet to a found ½" iron rod; thence South 3 deg. 11 min. 13 sec. West 151.92 feet to a set point; thence South 27 deg. 38 min. 24 sec. West 64.13 feet to a found ½" iron rod; thence South 40 deg. 12 min. 38 sec. East 143.56 feet to a found ½" iron rod; thence South 68 deg. 12 min. 45 sec. East 143.60 feet to a found ½" iron rod; thence North 89 deg. 05 min. 34 sec. East 181.98 feet to a found ½" iron rod; thence North 78 deg. 26 min. 51 sec. East 521.29 feet to a found ½" iron rod; thence South 5 deg. 25 min. 13 sec. West 76.06 feet to a found ½" iron rod; thence South 83 deg. 31 min. 24 sec. East 472.74 feet to a set point; thence North 55 deg. 14 min. 15 sec. East 93.24 feet to a set point; thence South 34 deg. 50 min. 25 sec. East 78.47 feet to a set point; thence South 14 deg. 53 min. 55 sec. West 782.72 feet to the point of beginning.

Containing 2,903,109 square feet or 66.65 acres, according to a survey by Littlejohn Engineering Associates, Inc., dated August 7, 2002, revised August 19, 2002, Job No. 22124.

Being part of the same property conveyed to VR HOLDINGS, INC., by deed of record as Instrument No. 20001002-0097235, said Register's Office.

EXHIBIT B

Permitted Encumbrances

1. Davidson County taxes for 2003, a lien, but not yet due and payable.

2. If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

3. Anchors and Guy Wires Easement of record in Book 7860, page 442, said Register's Office, as amended by deed of correction of record in Book 9565, page 407, said Register's Office, as shown on the survey by Littlejohn Engineering Associates, Inc., dated August 7, 2002, revised August 19, 2002, Job No. 22124.

4. Utilities and Drainage Facilities Easement of record in Book 7860, page 451, said Register's Office, as shown on the survey by Littlejohn Engineering Associates, Inc., dated August 7, 2002, revised August 19, 2002, Job No. 22124.

5. All easements conveyed to Cook Inlet Television Partners, L.P., by deed recorded in Book 7860, page 416, said Register's Office, as amended by deed of correction of record in Book 9565, page 407, said Register's Office.

6. Ingress/Egress, Anchor Guy Wire and Utilities Easements of record in Book 9565, page 412, said Register's Office, as shown on the survey by Littlejohn Engineering Associates, Inc., dated August 7, 2002, revised August 19, 2002, Job No. 22124.