Davidson County DEEDWARR
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Fees:23.00 Taxes:1665.00

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SPECIAL WARRANTY DEED

FROM:	JDN Realty Corporation, a Maryland corporation, Grantor	This instrument was prepared by: L.E. Shumaker, Esq. JDN Realty Corporation 359 E. Paces Ferry Road, N.E., Suite 400 Atlanta, Georgia 30305
TO:	Byrd Family Properties, LLC, a Tennessee limited liability company, Grantee	

Address New Owner as follows:

Byrd Family Properties, LLC
1380 Robinson Road
Old Hickory, Tennessee 37138

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:

Same

Map 102-0, Parcel 80

STATE OF GEORGIA)
COUNTY OF FULTON)

The actual consideration or value, whichever is greater, for this transfer is Four Hundred Fifty Thousand and No/100 Dollars ($450,000.00).

John R Lambert
Affiant

SUBSCRIBED AND SWORN TO before me, this the 19th day of February, 2003.

Rebecca A Moss
Notary Public

My Commission Expires:

REBECCA A. MOSS
Notary Public, Cobb County, Georgia
My Commission Expires Feb. 26, 2005

FOR AND IN CONSIDERATION OF the sum of Four Hundred Fifty Thousand and No/100 Dollars ($450,000.00), the receipt and sufficiency of which are hereby acknowledged, **JDN REALTY CORPORATION**, a Maryland corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **BYRD FAMILY PROPERTIES, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or

parcel of land in Davidson County, State of Tennessee, more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference ("Property").

The Property is unimproved property located on Charlotte Pike/U.S. 70, Nashville, Tennessee.

This conveyance is expressly made subject to easements, encumbrances, restrictions and limitations of record, real property taxes and matters which an accurate survey of the Property might show.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

And Grantor does covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to easements, encumbrances, restrictions and limitations of record, real property taxes and matters which an accurate survey of the Property might show, to which this conveyance is expressly made subject.

Witness my hand this 19th day of February, 2003.

JDN REALTY CORPORATION,
a Maryland corporation

By: John R Lambert
Print Name: John R. Lambert
Title: Senior Vice President

Attest: L.E. Shumaker
By: L.E. Shumaker
Title: Assistant Secretary

[CORPORATE SEAL]



STATE OF GEORGIA)
COUNTY OF FULTON)

Before me, Rebecca A. Moss, a Notary Public of said County and State, personally appeared John R. Lambert and L.E. Shumaker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be a _____ and Assistant Secretary, respectively (or other officer authorized to execute the instrument), of JDN REALTY CORPORATION, the within named bargainor, a Maryland corporation, and that John R. Lambert and L.E. Shumaker, as such Senior Vice President and Assistant Secretary, respectively, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as _____ and Assistant Secretary.

Witness my hand and seal, at Office, this 19th day of February, 2003.

Rebecca A. Moss
Notary Public

My Commission Expires:_____

REBECCA A. MOSS
NOTARY PUBLIC
COBB COUNTY, GEORGIA

REBECCA A. MOSS
Notary Public, Cobb County, Georgia
My Commission Expires Feb. 26, 2005

EXHIBIT A

PROPERTY DESCRIPTION

Outparcel One of The Marketplace as shown on the Plan of the Revised Unified Plat of Subdivision dated May 24, 2000, last revised May 4, 2001, and recorded on May 15, 2001, as Instrument No. 20010515-0050282, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to JDN Realty Corporation, a Maryland corporation, by Quitclaim Deed of record in Book 11761, page 355, Register's Office for Davidson County, Tennessee.

This legal description was taken from a revised unified plat of subdivision dated May 24, 2000, last revised May 4, 2001, prepared by Trenton D. Turk of GeoSurvey, Ltd., Tennessee Registered Surveyor No. 1735, with an address of 1800 Sandy Plains Drive, Suite 212, Marietta, Georgia 30066.