THIS INSTRUMENT PREPARED BY:
John M. Baird
WHITE & REASOR, PLC
Two American Center, Suite 1150
3102 West End Avenue
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 02/21/03 16:07 3pgs
Fees:18.00 Taxes:4440.00
20030221-0023668

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel No.:
Mitchell Hunt 1165 Park Avenue Murfreesboro, TN 37130	New Owner	135/92 135/77

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, Santa Margherita Real Estate Services, LLC, a Tennessee limited liability company hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto Mitchell Hunt, an individual hereinafter called "Grantee", his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Lot No. 2 of the Resubdivision of Lots 3 and 4, Nashboro Center, as shown on plat of record in Plat Book 7900, page 32, Register's Office for Davidson County, Tennessee, and, Lot No. 1A of the Resubdivision of Lot 1 on the Resubdivision of Lots 3 and 4, Nashboro Center, of record as Instrument No. 20030204-0014888, Register's Office for Davidson County, Tennessee, to which plats reference is made for a more complete description.

Being a part of the same property conveyed to Santa Margherita Real Estate Services, LLC, a Tennessee limited liability company, by quitclaim deed of record as Instrument No. 20011213-0138007, Register's Office for Davidson County, Tennessee.

This is improved property known as 2341 Murfreesboro Road, Nashville, Tennessee and 2305 Murfreesboro Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs and assigns, forever.

Grantor binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons

claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance is subject to the following:

1. Taxes for the year 2003, not yet due and payable, which have been prorated and assumed by Grantee;

2. Rights of tenants in possession, as tenants, only, pursuant to unrecorded leases;

3. All matters shown on the Plat of record in Book 7900, page 32, Register's Office for Davidson County, Tennessee, and on the Plat recorded as Instrument No. 20030204-0014888, Register's Office for Davidson County, Tennessee;

4. Terms and provisions of Memorandum of Lease by and between Commercial Investments, Inc., as lessor and Burger King Corp., as lessee, dated April 21, 1989, and recorded in Book 7838, page 436, Register's Office for Davidson County, Tennessee;

5. Storm Water Detention Agreement of record in Book 7404, page 327, Register's Office for Davidson County, Tennessee;

6. Terms and conditions of agreement creating mutual easements of record in Book 7579, page 633, Register's Office for Davidson County, Tennessee;

7. Deeds of conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 8169, page 597, and Book 8169, page 615, Register's Office for Davidson County, Tennessee; and

8. Restrictions set forth in instrument recorded in Book 7579, page 628, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 10th day of February, 2003.

"GRANTOR"

SANTA MARGHERITA REAL ESTATE SERVICES, LLC, a Tennessee limited liability company

By: _____
George N. Spiva, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared George N. Spiva, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Santa Margherita Real Estate Services, LLC, the within named beneficiary, a Tennessee limited liability company, and that as such Chief Manager, he being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Santa Margherita Real Estate Services, LLC by himself as Chief Manager.

WITNESS my hand this 10th day of February, 2003.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1-28-06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is One Million Two Hundred Thousand and No/100 Dollars ($1,200,000.00).

AFFIANT

SUBSCRIBED and sworn to before me, this 20th day of February, 2003.

Kay Fuller
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO.

My Commission Expires:
11-27-04