GENERAL WARRANTY DEED

FROM: Darien V. Pennington and Pappy's Enterprises, L.P., a Tennessee limited partnership, as tenants in common, collectively, the **"Grantor"**

TO: Hutchinson Properties, LLC

Address New Owners as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers:
Hutchinson Properties, LLC 1400 Third Avenue South Nashville, TN 37210	Same	Map 105-7 Parcel 443

Davidson County DEEDWARR
Recvd: 03/03/03 13:32 5pgs
Fees:28.00 Taxes:1850.00

20030303-0027531

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $500,000.00.

Affiant

Sworn to and subscribed before me this 28th day of February, 2003.

LORI McPHERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires MAR. 25, 2006

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Darien V. Pennington, a resident of Shelby County, Tennessee, and Pappy's Enterprises, L.P., a Tennessee limited partnership, as tenants in common (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto Hutchinson Properties, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on the attached Exhibit A, and all improvements thereon (the "Property").

This is improved property located at 1400 Third Avenue South, Nashville, Davidson County, Tennessee 37210.

The above-referenced property is conveyed subject to the matters listed on Exhibit B attached hereto.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Grantor, its heirs, successors and assigns, forever in fee simple.

Grantor further covenants and binds itself, its heirs, successors and assigns to warrant and defend the title to said real estate to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons. 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.

Executed effective the 27 day of February, 2003.

GRANTOR:

Darien V. Pennington

Darien V. Pennington

Pappy's Enterprises, L.P., a Tennessee limited partnership

By: Sammons Enterprises, LLC, a Tennessee limited liability company, its general partner

By:
Jack Sammons, Chief Manager

STATE OF TENNESSEE)

COUNTY OF Shelby)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Darien V. Pennington, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in State of Tennessee, Shelby County, this 27 day of February, 2003.

Notary Public

My Commission Expires:

My Commission Expires 9/1/2004

BRYAN K. SMITH NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

274024.02 6152-0001

STATE OF TENNESSEE)
)
COUNTY OF Shelby)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jack Sammons, 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 Chief Manager of Sammons Enterprises, LLC, the General Partner of Pappy's Enterprises, L.P., a Tennessee limited partnership, the within named bargainor, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as Chief Manager of Sammons Enterprises, LLC, the General Partner.

Witness my hand and seal at office in State of Tennessee, Shelby County, Tennessee, this 27 day of February, 2003.

Notary Public

My Commission Expires:_____

My Commission Expires 9/1/2004

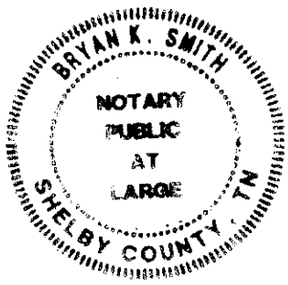


EXHIBIT A

Property Description

LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Tennessee Mat Subdivision, as shown on plat of record in Plat Book 7900, page 787, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

TOGETHER with a perpetual easement for any lawful purpose other than the erection of any permanent structure thereon (the "Easement") running with the land bordering Lot No. 2 on the aforementioned plat of Tennessee Mat Subdivision and more particularly described as follows:

BEGINNING at the northeasterly corner of Lot 2 on the Plan of Tennessee Mat Subdivision as of record in Plat Book 7900, page 787, Register's Office for Davidson County, Tennessee;

Thence, south 40 degrees 36 minutes 57 seconds East 11.00 feet to a point;
Thence, south 48 degrees 54 minutes 18 seconds West 52.05 feet to a point;
Thence, south 68 degrees 33 minutes 09 seconds West 32.72 feet to a point;
Thence, north 48 degrees 54 minutes 18 seconds East 82.95 feet to the point of beginning containing 742 square feet or 0.017 acres.

Being the same property conveyed to Jack Sammons, Executor of the Estate of George W. Sammons, and Darien V. Pennington, by quitclaim deed from STP Realty, a Tennessee general partnership of record in Instrument Number 200303 - 0027528, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Jack Sammons, Trustee of the George W. Sammons Marital Deduction Trust by quitclaim deed from Jack Sammons, Executor of the Estate of George W. Sammons, deceased, of record in Instrument Number 200303 0027529, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Pappy's Enterprises, L.P., a Tennessee limited partnership by quitclaim deed from Jack Sammons, Trustee of the George W. Sammons Marital Deduction Trust, of record in Instrument Number X, Register's Office for Davidson County, Tennessee.

X 200303 - 0027530

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2003, a lien, not yet due and payable.

2. All matters shown on Plat recorded in Book 7900, page 787, Register's Office for Davidson County, Tennessee.

3. Metro Council Bill No. 083-89 as of record in Book 9437, page 477, Register's Office for Davidson County, Tennessee.

4. All matters shown on the survey by Cherry Land Surveying Company, dated February __, 2003.