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: 03/11/03 15:15 6pgs
Fees:33.00 Taxes:11655.00
20030311-0032369

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel No.:
Mount Zion Baptist Church 7594 Old Hickory Boulevard Whites Creek, TN 37189	New Owner	135-375.00 135-379.00

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, Pinnacle Point, L.P., a Tennessee limited partnership hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto Mount Zion Baptist Church, a religious organization hereinafter called "Grantee", its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Tract 1:
A tract of land in the Second Civil District, Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Pinnacle Point Commercial Tract, of record in Book 6250, page 733, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument in the northeast corner of the herein described tract, said monument being the southerly right-of-way of Murfreesboro Road (State Route 70 S) having a right-of-way width of 100 feet and proceeding as follows:

With the right-of-way of Murfreesboro Road, S 34 deg. 19' 00" E, a distance of 118.00 feet to an iron pin, said iron pin being the radius turn-out point in the northwest intersection of Murfreesboro Road and Una-Antioch Pike; thence,

With a radius turn-out curve to the right having a radius of 72.65 feet a distance of 86.22 feet to an iron pin in the westerly right-of-way of Una-Antioch Pike; said curve having a chord bearing of S 0 deg. 19' 00" E, and a chord distance of 81.25 feet; thence,

With the westerly right-of-way of Una-Antioch Pike and with a curve to the left having a radius of 326.84 feet a distance of 226.48 feet to an iron pin; said curve having a chord bearing of S 13 deg. 49' 56" W, a chord distance of 221.97 feet; thence,

Continuing with the westerly right-of-way of Una-Antioch Pike and with a curve to the right having a radius of 367.42 feet, a distance of 103.55 feet to an iron pin; said curve having a chord bearing of S 2 deg. 03' 18" W, a chord distance of 103.21 feet; thence,

Continuing with the westerly right-of-way of Una-Antioch Pike, S 10 deg. 07' 44" W, a distance of 6.88 feet to an iron pin; thence,

Continuing with the westerly right-of-way of Una-Antioch Pike, S 79 deg. 52' 16" E, a distance of 15.00 feet to an iron pin; thence,

Continuing with the westerly right-of-way of Una-Antioch Pike, S 10 deg. 07' 44" W, a distance of 388.00 feet to an iron pin; thence,

Leaving the right-of-way of Una-Antioch Pike, N 79 deg. 52' 16" W, a distance of 325.00 feet to an iron pin; thence,

N 15 deg. 04' 26" W, a distance of 662.19 feet to a concrete monument; thence,

N 70 deg. 17' 44" E, a distance of 570.00 feet to the point of beginning and containing 364,135 square feet, more or less, or 8.36 acres, more or less.

Being the same property conveyed to Pinnacle Point, L.P., a Tennessee limited partnership, by deed from Third National Bank in Nashville, of record in Book 9718, page 975, Register's Office for Davidson County, Tennessee.

Together with all easement rights set out in that certain Deed of Easement of record in Book 9195, page 125, Register's Office for said County.

Tract 2:

All of the undivided interests of Pinnacle Point, L.P. in and to a detention basin in the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee, on The Old Glory Corporation property of record in Deed Book 6455, page 862, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Commencing at an existing iron rod in the westerly right-of-way line of Una-Antioch Pike, said iron rod being the common corner of said Old Glory Corporation property and Lot 1, Pinnacle Point Commercial Tract of record in Plat Book 6250, page 733, Register's Office for Davidson County, Tennessee; thence,

With said common line, N 79 deg. 52' 16" W, 10.00 feet to a point that begins the future westerly line of Una-Antioch Pike; thence,

With said future westerly line, S 10 deg. 07' 44" W, 102.97 feet to the point of beginning; thence,

Continuing with the future westerly line of Una-Antioch Pike, s 10 deg. 07' 44" W, 35.00 feet; thence,

With a 1233.50-foot radius to the right, 163.00 feet, said curve leaving a chord bearing and distance of S 13 deg. 54' 52" W, 162.88 feet; thence,

Leaving said future westerly line, N 79 deg. 52' 16" W, 110.00 feet; thence,

N 8 deg. 49' 08" W, 204.42 feet; thence,

N 84 deg. 19' 37" E, 52.10 feet; thence,

S 79 deg. 52' 16" E, 105.00 feet to the terminus point of a 20-foot drainage easement, continuing 20.00 feet for a total of 125.00 feet; thence,

S 40 deg. 03' 55" E, 15.62 feet to the point of beginning and containing 0.72 acres (31,421 square feet) more or less.

Being the same property conveyed to Pinnacle Point, L.P., a Tennessee limited partnership, by deed from Third National Bank in Nashville, of record in Book 9718, page 980, Register's Office for Davidson County, Tennessee, and to Third National Bank in Nashville and Ransom Place Homes, Inc., a Tennessee corporation, as tenants in common by deeds of record in Book 9195, page 116, and Book 9195, page 199, Register's Office for said County. Ransom Place Homes, Inc. conveyed to Ransom Place Commercial Owners' Association by Quitclaim Deed of record in Book 9653, page 159, Register's Office for said County.

This is improved property known as 2261 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, its successors and assigns, forever.

Grantor binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors 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 current year which have been prorated and assumed by Grantee.

2. Rights of parties in possession pursuant to unrecorded leases.

3. All matters shown on the Plat of record in Book 6250, page 733, Register's Office for Davidson County, Tennessee.

4. Memorandum of Lease by and between Pinnacle Point Partners, a partnership, and Gregory Enterprises, Inc., a Tennessee corporation, dated May 20, 1986, recorded in Book 6923, page 325, Register's Office for Davidson County, Tennessee.

5. Short Form Lease Agreement by and between Crook's Supermarkets, Inc., Lessee, and Pinnacle Point Partners, Ltd., Lessor, dated February 6, 1986, recorded in Book 6780, page 104, Register's Office for Davidson County, Tennessee.

6. Easement of record in Book 9195, page 125, Register's Office for Davidson County, Tennessee.

7. Restrictive covenant of record in Book 6405, page 168, Register's Office for Davidson County, Tennessee.

8. Storm Water Detention Joint Maintenance Agreement of record in Book 6594, page 983, Book 6865, page 79, and Book 9195, page 132, Register's Office for Davidson County, Tennessee.

9. Right-of-Way Easement of record in Book 6963, page 989, Register's Office for Davidson County, Tennessee.

10. Overhead Line Easement of record in Book 9637, page 460, 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"

PINNACLE POINT, L.P., a Tennessee limited partnership

By: _____
George N. Spiva, General Partner

By: North American Properties, Inc., a
Tennessee corporation, General Partner

By: _____
George N. Spiva, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, George N. Spiva, 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 this 10th day of February, 2003.

JOHN M. BAIRD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

My commission expires: 1-28-06

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 President of North American Properties, Inc., General Partner of Pinnacle Point, L.P., the within named beneficiary, a Tennessee limited partnership, and that as such President, he being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of North American Properties, Inc. by himself as President.

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

JOHN M. BAIRD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: 1-28-06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Three Million One Hundred Fifty Thousand and No/100 Dollars ($3,150,000.00).

AFFIANT

SUBSCRIBED and sworn to before me, this 16th day of March, 2003.

Notary Public

My Commission Expires:
9-24-06