Bk 36

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Bristol on Broadway, L.P. Attn: Ashlyn Hines 624 Grassmere Park, Suite 10 Nashville, Tennessee 37211	Map/Parcel Map 092-16, Parcel 204	New Owner
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JRH) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Dollars and No Cents ($100.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **THE JOSEPH B. KNOWLES TRUST FUND** acting by and through **SENIOR CITIZENS, INC., AS TRUSTEE** with power of sale (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to **BRISTOL ON BROADWAY, L.P.**, a Tennessee limited partnership (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property"). This conveyance is made pursuant to that certain Order Authorizing Sale of Real Property entered March 4, 2003 in the matter of Testamentary Trust under the Last Will and Testament of Annie L.K. Horton, known as the Joseph B. Knowles Trust Fund, Senior Citizens, Inc., Trustee, Petitioner vs. Paul G. Summers, Attorney General and Reporter for the State of Tennessee, Defendant (Case No. 02P-2083 in the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee).

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B hereto (the "Permitted Exceptions").

This is improved property, known as 1801 Broadway, Nashville, Tennessee.

Davidson County DEEDWARR
Recvd: 03/13/03 09:08 4pgs
Fees:23.00 Taxes:8510.00

20030313-0033747

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,300,000.00.

Affiant

Subscribed and sworn to before me this 10 day of March, 2003.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
May 30, 2004
STATE OF TENNESSEE

Notary Public
My Commission Expires: 5/30/2004

853915 v2
999127-000 3/6/2003

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except as set forth on Exhibit B, which is attached hereto and incorporated herein by reference.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 11th day of March, 2003.

JOSEPH B. KNOWLES TRUST FUND

By: Senior Citizens, Inc., Trustee

By: _____
Janet Jernigan, Executive Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, _____, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Janet Jernigan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executive Director of Senior Citizens, Inc., Trustee of the Joseph B. Knowles Trust Fund, the within named bargainor, and that she as such Executive Director, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Senior Citizens, Inc. by herself as such Executive Director on behalf of and as Trustee for the Joseph B. Knowles Trust Fund.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 11th day of March, 2003.

_____
Notary Public

My Commission Expires:
7/26/03

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being the remainder of Lot No. 142 in the plan of the Boyd Addition to Nashville recorded in Book 21, page 39 of the Registers Office of said County and bounded as follows-Fronting on the Hillsboro Turnpike and beginning at James W. Bowlings North West corner and running in a westerly direction with said Turnpike road (192) one hundred and ninety-two feet more or less-thence in a southwardly direction (304) three hundred and four feet more or less to McTyere Street; thence in an eastwardly direction with said street (181) one hundred and eighty-one feet more or less to the said Bowlings Southwest corner; thence in a northwardly direction with said Bowlings line (344) three hundred and forty-four feet to the beginning, being the same piece of property conveyed by L. D. Baker and wife to said John F. Snadon by their deed recorded on page 609 of Book No. 72 of said Register's Office. Being the same property conveyed to the Mayor and City Council of Nashville, Tennessee, on the 29th day of July, 1885, by John F. Snadon and wife, Sue F. Snadon.

Being the same property conveyed to the Joseph B. Knowles Trust Fund, its successors and assigns, by Warranty Deed from the City of Nashville, a municipal corporation created and chartered by the State of Tennessee, acting by and through its Mayor, of record in Book 3531, page 235, in the Register's Office for Davidson County, Tennessee. By Agreed Order Appointing Successor Trustee entered on December 13, 2002, in Metropolitan Government of Nashville and Davidson County, Tennessee, Trustee of the Testamentary Trust under the Last Will and Testament of Annie L. K. Horton, known as the Joseph B. Knowles Trust Fund, vs. Paul G. Summers, Attorney General and Reporter for the State of Tennessee, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 02P-2083, Senior Citizens, Inc. was appointed Successor Trustee of the Joseph B. Knowles Trust Fund.

EXHIBIT B

[Permitted Exceptions]

1. Taxes and assessments for 2003 and subsequent years, a lien, but not yet due and payable.

2. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BS2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

3. Matters shown on a survey by Wamble & Associates, Jimmy C. Yates, Tenn. R.L.S. No. 1597, dated October 4, 2002, last revised February 14, 2003, W&A File No. 617-0102.