This Instrument prepared by:
Stokes Bartholomew Evans & Petree, P.A.(FRH)
424 Church Street Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
Trial Lawyers Institute, Inc.
One Church Street Building
101 Church Street, Suite 400
Nashville, Tennessee 37210-1607

SEND TAX BILL TO:

Same

MAP-PARCEL

Map 93-2-4
Parcel 17

Davidson County DEEDWARR
Recvd: 04/02/03 12:43 4pgs
Fees:23.00 Taxes:4162.50

20030402-0043476

PICK-UP

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **WEST END LAND DEVELOPMENT CO., L.P.**, a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **TRIAL LAWYERS INSTITUTE, INC.**, a Tennessee corporation (the "Grantee"), and Grantee's successors and assigns, that certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

This conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all parties claiming by, through or under the Grantor, but not further or otherwise.

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.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 1st day of April, 2003.

WEST END LAND DEVELOPMENT CO., L.P.,
a Tennessee limited partnership

By: Grace Development, Inc., a Tennessee corporation, General Partner

By: _____
John R. Grace, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John R. Grace, 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 Vice President of Grace Development, Inc., a Tennessee corporation, which is the general partner of WEST END LAND DEVELOPMENT CO., L.P., the within named bargainor, a Tennessee limited partnership, and that he, as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of Grace Development, Inc., by himself as Vice President, as the general partner of Smyrna Land Company, Ltd.

Witness my hand, at office, this 1st day of April, 2003.

_____
Notary Public

My Commission Expires:
STELLA M. McDANIEL
Notary Public, Davidson Co., TN
My Comm. Expires Nov. 27, 2004

STELLA M. McDANIEL NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,125,000.00.

_____
Affiant

Subscribed and sworn to before me
this 1st day of April, 2003.

_____
Notary Public
My Commission Expires:
STELLA M. McDANIEL
Notary Public, Davidson Co., TN
My Comm. Expires Nov. 27, 2004

STELLA M. McDANIEL NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

227446 / 2881-34

EXHIBIT A

[Legal Description]

Being a parcel of land in the First Civil District of Davidson County, Tennessee, located on Church Street between First Avenue North and Second Avenue North, being part of Lot No. 12 in the original Town of Nashville, not of record, and being more particularly described as follows:

Beginning at the point of intersection of the westerly margin of First Avenue North and the southerly margin of Church Street, thence with said margin of First Avenue North S 27°02'00" E 78.30 feet to the outside edge (corner) of building; thence leaving said margin S 62°38'00" W 208.76 feet to the easterly margin of Second Avenue North; thence with said margin N 27°01'00" W 18.85 feet to a point, said point being 59.1 feet south of the southerly margin of Church Street; thence leaving said Second Avenue, North, N 62°32'00" E 103.00 feet to a point; thence N 27°01'00" W 59.07 feet to the southerly margin of Church Street; thence with said margin N 62°32'00" E 105.74 feet to the point of beginning, described according to the survey dated October 25, 1994 prepared by Howard W. Anderson, Tennessee No. 527, A&A Engineers, Inc., P.O. Box 40048, Nashville, Tennessee 37204, Job No. 5321-94.

Being the same property conveyed to West End Land Development Co., L.P. by Special Warranty Deed, of record in Book 9545, page 935, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Real property taxes for 2003, a lien, but not yet due and payable.

2. Unrecorded Easement and Right of Way Agreement, dated September 15, 1994, from Lion Investment Holdings, L.P. to VSC Cable, Inc. dba Viacom Cable.

3. Rights of tenants in possession under unrecorded leases.

4. Lien Lis Pendens, of record as Instrument No. 20030327-0040445, Register's Office for Davidson County, Tennessee.