PICK-UP

4

Davidson County DEEDWARR
Recvd: 04/14/03 15:07 4pgs
Fees:23.00 Taxes:4440.00
20030414-0049509

This Instrument Prepared By:
Stephen E. Cox, Jr., Esq.
Baker, Donelson, Bearman & Caldwell, P.C.
Suite 1000, 211 Commerce Street
Nashville, Tennessee 37201

ADDRESS NEW OWNER
Hand Partnership, L.P.
c/o Ray Hand
310 Radford Place
Knoxville, Tennessee 37917

SEND TAX BILLS TO:
same

MAP PARCEL
93-6-4/26
93-6-4/28

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Stephen Blair
Affiant

Subscribed and sworn to before me this the 17th day of March, 2003.

Notary Public

MARILYN HYDE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 11/27/04

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James Ron Mills, Trustee of the Raymond Zimmerman Charitable Lead Trust dated June 10, 1987**, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto **Hand Partnership, L.P.**, a Tennessee limited partnership, hereinafter called "GRANTEE," its successors and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

The Property is transferred subject to the limitations, restrictions, and encumbrances set forth on **Exhibit "B**."

This is improved property known as 305 Broadway and 105 Third Avenue South, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with said GRANTEE that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed on **Exhibit B** and representations and limitations as expressly provided for hereby; and GRANTOR does further covenant and bind itself, its successors, assigns and representative, to warrant and forever defend the title to the Property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons 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.

WITNESS its hand this, the 17th day of March, 2003.

GRANTOR:

Raymond Zimmerman Charitable Lead Trust
dated June 10, 1987

By: _____
James Ron Mills, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **James Ron Mills, Trustee of the Raymond Zimmerman Charitable Lead Trust dated June 10, 1987**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within named instrument for the purposes therein contained.

Witness my hand and seal, at office in ~~Nashville~~ Brentwood, Tennessee, this the 17th day of March, 2003.

_____
Notary Public

My Commission Expires:
November 25, 2005

N MBH 418076 v1
825882-00001 03/11/2003

EXHIBIT "A"

Land in Davidson County, Tennessee, and being more particularly described in two tracts as follows:

Tract One:

Known as 305 Broad Street and situated on the South side of Broad Street, approximately 45 feet from the southwest corner of Broad Street and Third Avenue South, and has a frontage of 40 feet, more or less, on said South side of Broad Street and runs back between parallel lines, and parallel with the West boundary of the American National Bank property, approximately 50 feet to a dead line.

Tract Two:

Known as 105-107 Third Avenue, South, and situated on the West side of Third Avenue, South, approximately 50 feet from the southwest corner of Broad Street and Third Avenue, South, and has a frontage of 50 feet, more or less, on said West side of Third Avenue, South, and runs back between parallel lines and parallel with the South boundary of the American National Bank property and the South boundary of Tract No. 1 hereinabove, 80 feet, more or less, to a dead line.

Tracts One and Two being the same property conveyed to Raymond Zimmerman Charitable Lead Trust, dated June 10, 1987 by Special Warranty deed of record in Book 11702, page 261, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

THE FOREGOING DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Metropolitan Government and Davidson County taxes for the year 2003 and subsequent years, which have been assumed by Grantee.

2. Party wall(s) situated partly on subject property and partly on adjoining properties.

3. Rights of tenants in possession under unrecorded leases.

4. Restrictions as contained in Book 7423, page 374; Book 9208, page 613, as amended in Book 10512, page 464 and in Instrument No. 20020626-0076795.