FILE BOX 57

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
21st Floor, AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $680,000.00

Carolyn D Tune
AFFIANT

Subscribed and sworn to before me, this 2nd day of May, 2003.

Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires: 7-10-05

My Commission Expires JULY 10, 2005

Address New Owners as Follows:

Siempre Enterprises
217 Brookhollow Road
Nashville, Tennessee 37205

Send Tax Bills To:

Same

Map-Parcel Number:

Map 100
Parcels 45,46,47 & 77

Davidson County DEEDWARR
Recvd: 05/12/03 12:01 4pgs
Fees:23.00 Taxes:2516.00

20030512-0063394

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 of which is hereby acknowledged,

JAMES A. TANT ("Grantor"), a widower, does hereby bargain, sell, transfer and convey unto SIEMPRE ENTERPRISES, a Tennessee partnership ("Grantee") its successors and assigns, property located in Davidson County, Tennessee and more particularly described on attached Exhibit A.

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

AND JAMES A. TANT does hereby covenant with the said SIEMPRE ENTERPRISES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for (i) current years taxes which are being prorated and assumed by Grantee (ii) Restrictive Covenant for detached structure of record as Instrument No. 20000926-0095308, Register's Office for Davidson County, Tennessee; and (iii) matters set forth in instrument of record at Book 8526, page 330, said Register's Office regarding boundary line dispute.

AND JAMES A. TANT does further covenant and bind himself, his heirs, representatives and assigns to warrant and forever defend the title to said land to the said SIEMPRE ENTERPRISES, its successors and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 2nd day of May, 2003.

James A Tant
JAMES A. TANT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES A. TANT**, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 2nd day of May, 2003.

Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 7/30/05

EXHIBIT A

TRACT NO. I: This tract of land in the 8th Civil District of Davidson County, Tennessee and more particularly described as follows:

This land is situated on the east and west sides of the existing Indian Creek Road, the west part of the tract begins at a metal fence post, same being 210.18 feet along the west side of the existing Indian Creek Road south of Cobb's South property line, thence along the side of the said existing road South 48 degrees 27 minutes east, 50.00 feet to a point, thence along a curve with a radius of 110.81 feet for a distance of 113.54 feet to a point, thence south 10 degrees 16 minutes west 46.23 feet to a point, thence on a curve with a radius of 450.53 feet for a distance of 104.00 feet to a metal fence post, thence leaving said road, North 87 degrees 53 minutes west 1135.85 feet to a metal fence post, thence north 26 degrees 26 minutes east 174.04 feet to a planted rock, thence north 3 degrees 57 minutes west 34.19 feet to a metal fence post, thence north 86 degrees 25 minutes East, 1004.51 feet to the point of beginning of the west part of the tract. The east part of the tract begins at a metal fence post on the east side of the existing Indian Creek Road, same being south 87 degrees 53 minutes east, 50 feet from the southeast corner of the west part of the tract, thence along the east side of said road on a curve with a radius of 500.53 feet for a distance of 105.47 feet to point, thence north 10 degrees 16 minutes east 46.23 feet to a point, thence on a curve with a radius of 160.80 feet for a distance of 87.52 feet to a metal fence post, thence leaving the existing Indian Creek Road North 82 degrees 23 minutes East 349.85 feet to a 30 inch Hickory, thence south 3 degrees 26 minutes west 192.32 feet to a 30 inch Hickory, thence south 12 degrees 43 minutes east 96.33 feet to a metal fence post, thence north 89 degrees 31 minutes west 363.18 feet to the point of beginning on the east part of the tract.

Included in this description, but excluded from this conveyance is a 50 foot right-of-way as set forth in Davidson County Project #8-BX, dated December 7, 1944, for a proposed new road, this description is according to a survey made March 9, 1976, by Dewayne Caldwell. However, Grantor does hereby quitclaim and convey to Grantee as part of this conveyance any and all interest owned by Grantor in the aforesaid 50 foot right of way.

Being the same property conveyed to James A. Tant and wife, Linda S. Tant by deed from Rowena H. O'Brien, Unmarried, of record in Book 5017, page 118, Register's Office of Davidson County.

Said Linda S. Tant having since died vesting title solely in James A. Tant.

TRACT NO. II: Beginning at a metal fence post, same being on the west side of the existing Indian Creek Road and in Cobb's south property line, thence along the side of said road an a curve with a radius of 111.21 feet for a distance of 118.83 feet to a point, thence South 48 degrees 27 minutes east, 91.35 feet to a metal post, thence leaving the existing road south 86 degrees 25 minutes west 1003.51 feet to a metal post, thence north 3 degrees 57 minutes west 174.51 feet to a metal post, thence north 86 degrees 25 minutes east 913.31 feet to the point of beginning.

Included in this description but excluded from this conveyance is a 50 foot right-of-way as set forth in Davidson County Project #8BX, dated December 7, 1977, for a proposed new road, this description is according to a survey made March 9, 1976 by Dwayne Caldwell. However, Grantor does hereby quitclaim and convey to Grantee as part of this conveyance any and all interest owned by Grantor in the aforesaid 50 foot right of way.

Being the same property conveyed to James A. Tant and wife, Linda S. Tant by deed from Charles V. Knight and wife, Ruth M. Knight, of record in Book 5162, page 110, Register's Office of Davidson County.

Said Linda S. Tant having since died vesting title solely in James A. Tant.

TRACT NO. III:

Land lying in the Fifth Civil District, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron. pin at a 48" White Oak tree, said point being James H. Ivey, Jr.'s southwesterly corner, as of record in Book 6369, Page 73, said point also being James A. Tant's northwesterly corner, as of record in Book 5162, Page 110 and Book 8526, Page 330, thence with Tant's westerly line and the westerly lines of Tracts 3,4,5,6,7 and the northerly and part of the westerly line of Tract 8 of the Tract Division of the Rowena O'Brien Farm, not of record, the following calls: South 06 degrees 44 minutes 04 seconds West 208.70 feet to an iron pin; South 37 degrees 07 minutes 04 seconds West 174.04 feet to an iron pin; South 07 degrees 35 minutes 06 seconds West 230.07 feet to a metal fence post; South 06 degrees 49 minutes 57 seconds West 198.46 feet to a metal fence post; South 06 degrees 53 minutes 56 seconds West 447.46 feet to a metal fence post; South 04 degrees 50 minutes 39 seconds west 162.09 feet to a metal fence post; North 81 degrees 07 minutes 24 seconds west 458.88 feet to a 12" Hickory tree; South 15 degrees 27 minutes 46 seconds West 114.22 feet to a point; thence leaving the westerly line of Tract 8 with the following new calls: North 68 degrees 29 minutes 11 seconds West 783.97 feet to an iron pin; North 32 degrees 46 minutes 15 seconds West 150.00 feet to an iron pin; North 60 degrees 59 minutes 32 seconds East 490.83 feet to an iron pin; North 56 degrees 57 minutes 12 seconds East 1,186.33 feet to an iron pin; North 45 degrees 58 minutes 04 seconds East 169.16 feet to the point of beginning and containing 22.31 acres, more or less.

Included in the above description is a 50 foot wide Ingress and Egress easement, 25 feet, either side of the centerline of an existing gravel drive located in the northerly most corner of the described property.

Being the same property conveyed to James A. Tant and wife Linda S. Tant by Warranty Deed from David Wayne Johnson and wife Tammy K. Johnson of record in Book 10433, page 322, corrected by Deed of Correction of record in Book 10461, Page 279, Register's office for Davidson County, Tennessee.
Said Linda S. Tant having since died vesting title solely in James A. Tant.