This Instrument Prepared By:

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Davidson County DEEDWARR
Recvd: 05/12/03 15:29 2pgs
Fees:13.00 Taxes:521.70
20030512-0063597

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.:
Batson Holdings, LLC P. O. Box 91000 Nashville, Tennessee 37209	Same	Map No. 090-12-0 Parcel No. 354.00

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $141,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of May, 2003.

Notary Public

My Commission Expires: 11-26-05

FOR AND IN CONSIDERATION of the sum of $141,000.00, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, The Bank of Nashville (hereinafter "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Batson Holdings, LLC, (hereinafter "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 5 of the Resubdivision of B.F. Cockrill Farm, of record in Plat Book 421, Page 21, Register's Office for Davidson County, Tennessee, and being further described as follows:
>
> Beginning at an iron pin in the south margin of Robertson Avenue, the same being 95 feet west of the west margin of Croley Drive; thence South 6 deg. West 110 feet to an iron pin; thence South 80 deg. 56' east 95 feet to an iron pin in the west margin of Croley Drive; thence with said Croley Drive North 6 deg. East 90 feet to the beginning of a curve having a radius of 20 feet; thence around said curve to the left 30.5 feet to an iron pin in the south margin of Robertson Avenue; thence with said Robertson Avenue North 80 deg. 56' West 75 feet to the point of beginning.
>
> Being the same property conveyed to The Bank of Nashville by Substitute Trustee's Deed of record in Instrument No. 20030402-0043848, Register's Office for Davidson County, Tennessee.

This is improved property located at 6301 Robertson Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to the said Grantee, its successors and assigns forever and Grantor covenants that it is lawfully seized and possessed of said real estate, has good right to convey it, and that same is unencumbered except for those encumbrances of record, including, but not limited to, the following:

1. All Davidson County ad valorem property taxes for the property, which are being prorated through date of Deed,

2. All matters which would be disclosed by a survey of the property; and

3. All easements, restrictions, setback requirements, or other conditions of record in the Davidson County Register of Deeds Offices.

Grantor further covenants and binds itself, its successors and representatives to specially warrant and defend the title of said property only to the extent and from the date the Grantor acquired the subject property, to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this instrument by causing its name to be signed by a duly authorized officer this 12th day of May, 2003.

The Bank of Nashville

By: Ellen V. Hackett

Title: Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, David M. Smythe, a Notary Public for the State of County aforesaid, personally appeared Ellen V. Hackett, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be a Vice President of The Bank of Nashville, the within named bargainor, a corporation, and that she as such officer being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Vice President.

Witness my hand and official seal at office this 12th day of May, 2003.

Notary Public

My Commission Expires: 11-26-05