Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Suite 402 6953 Charlotte Pike Attn: Dick Davis Nashville, Tennessee 37209	Map 142 Parcel 252	Same

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (MBN)
414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 05/29/03 10:09 4pgs
Fees:23.00 Taxes:953.41

20030529-0072405

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ELVIS L. WALLACE**, an unmarried individual (the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey to **RICHARD W. CARPENTER, SR.** and **RICHARD S. DAVIS, JR.**, as tenants in common (collectively, the "Grantee"), their respective heirs 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 this reference (the "Property"), with the Property herein conveyed being transferred to Grantee in accordance with the following: a fifty-one percent (51%) undivided interest in the Property is hereby conveyed to Richard W. Carpenter, Sr.; and a forty-nine percent (49%) undivided interest in the Property is hereby conveyed to Richard S. Davis, Jr.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the encumbrances more particularly described in Exhibit B, which is attached hereto and incorporated herein by this reference (the "Permitted Encumbrances").

This is improved property known as 7527 Highway 70 South, Nashville, Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever ~~is greater~~, for this transfer is $257,679.00.

Affiant

Subscribed and sworn to before me this 27th day of May, 2003.

Notary Public
My Commission Expires: 5/28/06

DOLLEY N. RENNIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 to the extent otherwise set forth herein.

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

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 27th day of May, 2003.

Elvis L. Wallace

ELVIS L. WALLACE

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named **Elvis S. Wallace**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 27th day of May, 2003.

Dolly M. Rennie

NOTARY PUBLIC

My Commission Expires: 5/28/06

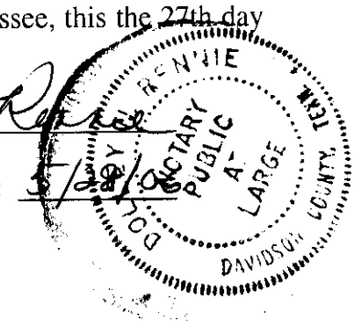


Exhibit A

Being that certain parcel of land described as Parcel 252 on that certain PUD Boundary Plat, Highway 70 South Joint Venture, of record as Instrument 20010716-0075271, in the Register's Office for Davidson County, Tennessee (the "Plat").

The foregoing property is also described in the deed of conveyance to Grantor as follows:

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey by Turner Engineering Co., Inc., dated March 16, 1978, as follows:

Beginning at a concrete monument in the southerly margin of U.S. Hwy. 70; thence South 5 deg. 29 min. West a distance 330.68 feet to a concrete monument; thence North 85 deg. 02 min. 28 sec. West 19.77 feet to an 8" sassafras; thence North 40 deg. 18 min. West 21.8 feet to a 6" white oak; thence North 65 deg. 37 min. West 33.00 feet to 3-8" white oaks; thence along the existing fence line North 43 deg. 45 min. West 47.0 feet to an 18" cherry; thence North 70 deg. 00 min. West 28.3 feet to a point in the westerly margin of Sawyer Brown Road; thence North 20 deg. 00 min. East 190.5 feet to a concrete monument; thence northeasterly around a curve having a radius of 100.0 feet a distance of 117.07 feet to the point of beginning.

Excluded from the foregoing description and the conveyance pursuant to this instrument is any property previously conveyed for right of way purposes, as reflected on the Plat.

Being the same property conveyed to ELVIS L. WALLACE, by deed of record in Book 6263, page 421 and by Quitclaim Deeds of record in Book 7253, page 474 and as Instrument No. 20011108-0122822, said Register's Office.

Exhibit B

PERMITTED ENCUMBRANCES

1. Real estate taxes for the year 2003, a lien not yet due and payable; Grantee has assumed responsibility for payment of said taxes.

2. Amendment of record in Book 6231, page 156, Register's Office of Davidson County, Tennessee, to tract of land in the northeast corner of U.S. Highway 70, South and Sawyer Brown Road, being originally a part of River Plantation, Section 3, as of record in Book 4675 pages 102 and 103, Register's Office of Davidson County, Tennessee, shown certain setback lines and certain easements, to which reference is hereby made for a more complete description.

3. Matters shown on the P.U.D. Boundary Plat of record as Instrument No. 20010716-0075271, Register's Office for Davidson County, Tennessee.