This instrument was prepared by:
Jeffery D. Parrish, Esq.
P.O. Box 10
52 West Eighth Street
Parsons, Tennessee 38363

Davidson County DEEDWARR
Recvd: 09/24/03 09:11 4pgs
Fees:23.00 Taxes:9620.00
20030924-0141179

Map-Parcel Nos.:
Map 25
Parcel 137

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into on the day and date last acknowledged below, by and between Rivergate Manor, Inc., a Tennessee corporation, successor in interest to Vanco, Inc., under Articles of Merger merging Vanco, Inc. into Rivergate Manor, Inc., filed for record in Book 9117, Page 464, Register's Office for Davidson County, Tennessee, hereinafter referred to as the "Grantor", and Vanco Long Term Facility, Inc., a Tennessee corporation, its successors or assigns, hereinafter referred to as the "Grantee":

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of One and No/100 Dollars ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, Rivergate Manor, Inc., a Tennessee corporation, successor in interest to Vanco, Inc., under Articles of Merger merging Vanco, Inc. into Rivergate Manor, Inc., filed for record in Book 9117, Page 464, Register's Office for Davidson County, Tennessee, the Grantor, has this day bargained and sold and by these presents does hereby transfer and convey unto Vanco Long Term Facility, Inc., a Tennessee corporation, its successors or assigns, hereinafter referred to as the "Grantee", all of the Grantor's right, title and interest in certain real property in Davidson County, Tennessee, described as follows:

TRACT NO. 1

Lying and being situated in the Tenth Civil District, City of Goodlettsville, Davidson County, Tennessee and being that land conveyed to Vanco, Inc., a Tennessee corporation, by deed of Frank R. Tinnon, et ux, et al, as appears of record in Book 5298, Page 326, Register's Office, Davidson County, Tennessee; Vanco, Inc., a Tennessee corporation merged into Rivergate Manor, Inc., a Tennessee corporation, by Articles of Merger, as appears of record in Book 9117, Page 464, Register's Office, Davidson County, Tennessee; said land appears on Map 25 as Parcel 137, Assessor of Property's Office, Davidson County, Tennessee, and being more particularly described as follows:

Beginning on a found iron pin in the westerly margin of Dickerson Pike (also known as U.S. 41, U.S. 31-W), said highway having a right-of-way of 80 feet, said iron pin being the southeastern corner of the C. H. Ellis property, Book 1583, Page 125, and being the northeastern corner of the subject tract; Thence with the westerly margin of Dickerson Pike, South 19 degrees 38 minutes 04 seconds West a distance of 270.00 feet to a found iron pin at a northeastern corner of Colony,

Ltd., Book 6079, Page 640; Thence with the line of Colony, North 70 degrees 24 minutes 30 seconds West a distance of 294.23 feet to a found iron pin and cap; Thence with the line of Colony, the same being the centerline of a Tennessee Valley Authority electric line easement, Book 1153, Page 645, North 22 degrees 55 minutes 16 seconds West a distance of 156.23 feet to a found iron pin; Thence with the Colony line, North 19 degrees 35 minutes 30 seconds East a distance of 139.22 feet to a found iron pin in the southerly line of C.H. Ellis; Thence with the line of Ellis, South 72 degrees 38 minutes 40 seconds East a distance of 400.31 feet to the beginning, containing 2.268 acres.

TRACT NO. 2

EASEMENT FOR INGRESS–EGRESS FOR THE BENEFIT OF TRACT NO. 1

Lying and being situated in the Tenth Civil District, City of Goodlettsville, Davidson County, Tennessee and being that fifty year easement dated May 25, 1978 for ingress and egress conveyed to Vanco, Inc., a Tennessee corporation, by Agreement for Ingress-Egress Easement of Dan F. Sanders, et al, as appears of record in Book 5298, Page 323, Register's Office Davidson County, Tennessee; Vanco, Inc., a Tennessee corporation merged into Rivergate Manor, Inc., a Tennessee corporation, by Articles of Merger, as appears of record in Book 9117, Page 464, Register's Office Davidson County, Tennessee; said land appears on Map 25 as Parcel 137, Assessor of Property's Office, Davidson County, Tennessee, and being more particularly described as follows:

Beginning on an iron pin in the westerly margin of Dickerson Pike, said iron pin being North 19 degrees 32 minutes 00 seconds East a distance of 142.97 feet from the northeast corner of the Nashville Electric Service property as recorded, in Book 2291, Page 153; Thence North 70 degrees 24 minutes 30 seconds West a distance of 294.19 feet to an iron pin; Thence North 19 degrees 35 minutes 30 seconds East a distance of 50.00 feet to an iron pin; Thence South 70 degrees 24 minutes 30 seconds East a distance of 294.23 feet to an iron pin in the westerly margin of Dickerson Pike; Thence with the westerly margin of Dickerson Pike, South 19 degrees 38 minutes 04 seconds West a distance of 50.00 feet to the beginning.

EASEMENT FOR ELECTRIC TRANSMISSION LINES

This property is subject to an easement along the southwest side for a Tennessee Valley Authority electric transmission line as recorded in Book 1153, Page 645, in the office of the Register, Davidson County, Tennessee.

EASEMENT FOR SEWER

This property is subject to an easement for a sanitary sewer along the western side of Dickerson Pike, as recorded in Book 4956, Page 123, in the Office of the Register, Davidson County, Tennessee. This easement is five feet wide, and in the name of the City of Goodlettsville, Tennessee.

Surveyed by Denny A. Bush, Tennessee RLS #1577, on November 14, 2001. Bearings are based on record deeds for the property.

DEED OF TRUST

This property is subject to that certain Tennessee Deed of Trust, Fixture Filing and Security Agreement as appears of record in Document No. 20011206 – 0134646, Register's Office, Davidson County, Tennessee.

The mailing address for the said property is 813 South Dickerson Road, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand this the 18th day of September, 2003.

RIVERGATE MANOR, INC.

By: _____
James M. Smith
Title: President

STATE OF TENNESSEE

COUNTY OF DECATUR

Before me, the undersigned, a Notary Public, of the State and County aforesaid, personally appeared, James M. Smith 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 President of the within named Rivergate Manor, Inc., and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of Rivergate Manor, Inc., by himself as President.

WITNESS my hand at office, this 18th day of September, 2003.

_____
Notary Public

My commission expires: 6/28/05

STATE OF TENNESSEE

COUNTY OF DECATUR

The actual consideration or value, whichever is greater, for this transfer is $2,600,000.00.

Affiant: Rivergate Manor, Inc.

By: _____
James M. Smith
Title: President

Sworn to and subscribed before me this the 18th day of September, 2003.

_____
Notary Public

My commission expires: 6/28/05

ADDRESS OF NEW OWNER:

Vanco Long Term Facility, Inc.
P.O. Box 10
52 West Eighth St.
Parsons, Tennessee 38363

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:

Same as New Owner.