Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Ivy Hill Properties, LLC 509 Indian Hills Mound Goodlettsville, TN 37072	Map 33 Parcels 213, 43 and part of 21 and 42	Ivy Hill Properties, LLC 509 Indian Hills Mound Goodlettsville, TN 37072
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JGCjr) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

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 all of which are hereby acknowledged, Investors Land Partners II, L.P., a Delaware limited partnership (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to Ivy Hill Properties, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors 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 reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit B, which is attached hereto and incorporated herein by reference.

This is unimproved property, located in Goodlettsville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor covenants with 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, its successors and representatives, 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, except that no warranty is made as to the amount of acreage in the Property.

Davidson County DEEDWARR
Recvd: 10/01/03 15:31 5pgs
Fees:28.00 Taxes:2590.00
20031001-0145054

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

Subscribed and sworn to before me this 30th day of September, 2003.

Loretta B. Lane
Notary Public
My Commission Expires: 1-28-06

LORETTA B. LANE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 30th day of September, 2003.

INVESTORS LAND PARTNERS II, L.P.

By: Investors Land Fund Services II, LLC,
its General Partner

By: _____
Name: James E. Himelrick, JR.
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Loretta B. Lane, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James E. Himelrick, Jr., 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 Investors Land Fund Services II, LLC, a Tennessee limited liability company which is the general partner of Investors Land Partners II, L.P., the within named bargainor, a Delaware limited partnership, and that he as such President of the general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as President of Investors Land Fund Services II, LLC, general partner of Investors Land Partners II, L.P..

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 30th day of September, 2003.

Loretta B. Lane
Notary Public

My Commission Expires:
1-28-06

LORETTA B. LANE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT A

Description of Property

Being a certain tract of land located in the Tenth Councilmanic District, City of Goodlettsville, Davidson County, Tennessee. Said tract being bounded on the North by Old Dickerson Pike, by the Hubert Lee Worrell, III property as recorded in Book 9818, Page 502, Register's Office for Davidson County, Tennessee (R.O.D.C.), the Dirk G. and Sandra K. Wiley property as recorded in Instrument Number 20000928009602 6 and Book 11312, Page 611, R.O.D.C., and Susan B. Hahn and Stephen Andrew Snyder property as recorded in Book 9575, Page 117, R.O.D.C., on the East by Highland Heights Drive and Lot 7 of Rolling Meadows as recorded in Plat Book 6250, Page 173, R.O.D.C., on the South by the remaining property conveyed to BVT Worrell Farms, Ltd., as recorded in Book 6819, Page 193, R.O.D.C., and on the West by Old Dickerson Pike, and being more particularly described as follows:

Beginning at an iron rod (old) lying in the westerly right-of-way line of Highland Heights Drive (50-foot right-of-way), said iron rod (old) also being the southeast corner of said Hahn and Snyder property; thence,

Leaving said Hahn and Snyder property with the westerly right-of-way line of said Highland Heights Drive, South 20 degrees 00 minutes 38 seconds East, 120.71 feet to an iron rod (old) with cap stamped Ragan-Smith Associates; thence,

With the proposed end of Highland Heights Drive, North 69 degrees 51 minutes 07 seconds East, 25.00 feet to an iron rod (old) with cap stamped Ragan-Smith Associates, said iron rod (old) lying in the westerly line of said Lot 7 of Rolling Meadows; thence,

With the centerline of Highland Heights Drive (unapproved and to be abandoned by the City of Goodlettsville) and with the westerly line of said Lot 7, South 20 degrees 03 minutes 34 seconds East, 262.73 feet to an iron rod (old) with cap stamped Ragan-Smith Associates; thence,

Continuing with said centerline and Lot 7 with a curve to the left having a central angle of 39 degrees 56 minutes 48 seconds, a radius of 1076.07 feet, a tangent of 391.09 feet, an arc length of 750.24 feet, and a chord bearing and distance of South 40 degrees 01 minutes 58 seconds East, 735.13 feet to an iron rod (new); thence,

Leaving said centerline of Highland Heights Drive with a new line severing the said BVT Worrell Farms property for the next seven (7) calls:

1) South 56 degrees 17 minutes 40 seconds West, 346.08 feet to an iron rod (new); thence,

2) North 33 degrees 42 minutes 20 seconds West, 104.49 feet to an iron rod (new); thence,

3) With a curve to the left having a central angle of 74 degrees 11 minutes 47 seconds, a radius of 305.00 feet, a tangent of 230.65 feet, an arc length of 394.97 feet, and a chord bearing and distance of North 70 degrees 48 minutes 14 seconds West, 367.94 feet to an iron rod (new); thence,

4) South 72 degrees 05 minutes 53 seconds West, 492.15 feet to an iron rod (new); thence,

5) With a curve to the right having a central angle of 14 degrees 21 minutes 11 seconds, a radius of 1135.00 feet, a tangent of 142.91 feet, an arc length of 284.33 feet, and a chord bearing and distance of South 79 degrees 16 minutes 28 seconds West, 283.58 feet to an iron rod (new); thence,

6) With a curve to the right having a central angle of 35 degrees 31 minutes 37 seconds, a radius of 1100.00 feet, a tangent of 352.40 feet, an arc length of 682.07 feet, and a chord bearing and distance of North 75 degrees 47 minutes 08 seconds West, 671.19 feet to an iron rod (new); thence,

7) North 58 degrees 01 minutes 19 seconds West, 284.32 feet to an iron rod (new); thence,

With said centerline of Old Dickerson Pike for the next four (4) calls:

1) North 27 degrees 11 minutes 21 seconds East, 222.91 feet to a drilled hole (old); thence,

2) With a curve to the left having a central angle of 10 degrees 13 minutes 58 seconds, a radius of 1116.81 feet, a tangent of 100.00 feet, an arc length of 199.46 feet, and a chord bearing and distance of North 22 degrees 03 minutes 48 seconds East, 199.99 feet to a PK nail (old); thence,

3) North 16 degrees 59 minutes 23 seconds East 100.02 feet to a PK nail (old); thence,

4) With a curve to the left having a central angle of 02 degrees 01 minutes 09 seconds, a radius of 3735.79 feet, a tangent of 65.83 feet, an arc length of 131.65 feet, and a chord bearing and distance of North 15 degrees 59 minutes 58 seconds East 131.64 feet to a PK nail (old), said PK nail (old) being the southwest corner of said Hubert Lee Worrell, III property; thence,

Leaving said centerline of Old Dickerson Pike with the southerly line of said Hubert Lee Worrell, III property, South 83 degrees 01 minutes 51 seconds East, 239.33 feet to an iron rod (old), passing through an iron rod (old) at 19.57 feet; thence,

Continuing with and beyond the southerly line of said Worrell III property, North 86 degrees 06 minutes 30 seconds East, 254.62 feet to an iron rod (old) with cap stamped Ragan-Smith Associates lying in the southerly property line of said Dirk G. Wiley and wife, Sandra K. Wiley of record in Instrument No. 200009280096026, (R.O.D.C.), Tennessee; thence,

With and beyond the southerly line of said Wiley property and with the adjoining property of Dirk G. Wiley and wife, Sandra K. Wiley of record in Record Book 11312, Page 611, (R.O.D.C.), Tennessee, North 74 degrees 30 minutes 47 seconds East, 721.06 feet to an iron rod (old) with cap stamped Ragan-Smith Associates lying in the westerly line of said Hahn and Snyder property, said iron rod (old) being the southeast corner of said Wiley property; thence,

Leaving the southerly lines of said Wiley properties with the westerly line of said Hahn and Snyder property, South 19 degrees 42 minutes 33 seconds East, 93.20 feet to an iron rod (old), said iron rod (old) being the southwest corner of said Hahn and Snyder property; thence,

With the southerly line of said Hahn and Snyder property, North 69 degrees 56 minutes 15 seconds East, 260.12 feet to the Point of Beginning, containing 1,661,312 square feet, 38.138 acres, more or less, as calculated by the above described courses and distances.

Being all of the same property conveyed to BVT Worrell Farms, Ltd. by Deed of record in Record Book 6819, Page 201, Register's Office for Davidson County, Tennessee and being part of Tract 1 as conveyed to BVT Worrell Farms, Ltd. by Deed of record in Book 6819, Page 193, Register's Office for Davidson County, Tennessee.

Being also part of the same property conveyed to Investors Land Partners II, L.P., by Quitclaim Deed from BVT Worrell Farms, Ltd., of record as Instrument No. 20030722-0102620, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Exceptions to Title

1. Real property taxes (State and County and City of Goodlettsville) for the year 2003 and subsequent years;

2. TVA Easement as shown on the Plan of record in Book 4175, page 8, Register's Office for Davidson County, Tennessee;

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book7695, page 562, said Register's Office;

4. Subject to title to that portion of the premises within the bounds of Old Dickerson Road and easement for 6-inch water lines therein;

5. Subject to easement for 6-inch water line within the bounds of the abandoned Highland Heights Drive, as shown on the Plan of Solitude Acres, Section One, of record in Plat Book 4175, page 8, said Register's Office;

6. Grant of Transmission Line Easement of record in Book 3248, page 58, said Register's Office;

7. Easement to United States of America for electric power transmission and telecommunication purposes of record in Book 10752, page 679, said Register's Office, which references existing easement of record in Book 3248, page 58, said Register's Office; and

8. Declaration of Covenants, Conditions and Restrictions for Dry Creek Farms, of record as Instrument No. 20031001-0145053, said Register's Office.