Davidson County DEEDWARR
Recvd: 10/22/03 09:02 5pgs
Fees:28.00 Taxes:307.10
20031022-0155796

SPECIAL WARRANTY DEED

FROM: BOB NASH AND MICHAEL T. CARTWRIGHT, Grantors

TO: FOUNDATIONS ASSOCIATES, Grantee

This instrument was prepared by:
Mark J. Vane, Esq.
Stites & Harbison PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

Address New Owner as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
220 Venture Circle Nashville, Tennessee 37228	Same	072-13-0-328.00

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, MICHAEL T. CARTWRIGHT AND BOB NASH ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto FOUNDATION ASSOCIATES ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 1002 Douglas Avenue, Nashville, Tennessee 37206.

The warranty deed conveying title to Grantors (Instrument No. 20011227-0142314 Register's Office, Davidson County, Tennessee) incorrectly described the property being conveyed to Grantors by incorrectly referencing the Plan of Sharpe and Horn's 4th Addition to Nashville as being of record in Book 161, Page 17. The correct reference is to the Plan of Sharpe and Horn's 4th Addition to Nashville, of Record in Book 161, Page 172, Register's Office for Davidson County, Tennessee. The Property is the same as that set forth in the deed of record in Book 5463, page 110 of the Register's Office of Davidson County, Tennessee.

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

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property.

And Grantors do further covenant that the Property is not now and never has been a residence of either Grantor or their respective spouses.

Grantors do further covenant and bind Grantors, their heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantors (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

Witness our hands this 13th day of October, 2003.

MICHAEL T. CARTWRIGHT

BOB NASH

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Leigh Ann Robinson, a Notary Public of said County and State, MICHAEL T. CARTWRIGHT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, this 13th day of October, 2003.

Leigh Ann Robinson
Notary Public

My Commission Expires: 9-30-06

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Leigh Ann Robinson, a Notary Public of said County and State, BOB NASH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, this 13th day of October, 2003.

Leigh Ann Robinson
Notary Public

My Commission Expires: 9-30-06

11522N:031939:554247:1:NASHVILLE
101003

This Deed has been prepared by Stites & Harbison ("S & H") based solely upon information furnished by Grantor and Grantee. S & H has not undertaken to independently verify any statement, fact, description or other matter set forth herein and undertakes no responsibility or liability for the correctness or accuracy of any such statement, fact, description or other matter.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Eighty Three Thousand and no/100 Dollars ($83,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 16th day of October, 2003.

Notary Public

My Commission Expires:

TAMARA W. FOGARTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9-22-07

EXHIBIT A

PROPERTY DESCRIPTION

Being Lot No. 27 on the Plan of Sharpe and Horn's 4th Addition to Nashville, of record in Book 161, Page 172, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael T. Cartwright and Bob Nash by Warranty Deed of record as Instrument No. 20011227-0142314 in the Register of Deeds Office of Davidson County, Tennessee, and being the same property previously conveyed to Homer A. Maddin Sr. and wife, Frances B. Maddin by deed from Mary Martin of record in Book 5463, page 110 said Register's Office.

EXHIBIT B

ENCUMBRANCES

1. All matters shown on Plant recorded in Book 161, page 172, in the Register's Office for Davidson County, Tennessee.

2. Taxes for the year 2003, and subsequent years, easements and restrictive covenants of record, in the Register's Office for Davidson County, Tennessee.