SPECIAL WARRANTY DEED

FROM: BOB NASH and MICHAEL CARTWRIGHT,
Grantor

TO: FOUNDATIONS ASSOCIATES,
Grantee

This instrument was prepared by:
James C. Cotey
Stites & Harbison PLLC
424 Church Street, Suite 1900
Nashville, Tennessee 37219

Address New Owner:	Send Property Tax Bills to:	Map-Parcel Numbers
Foundation Associates 220 Venture Circle Nashville, TN 37228	Same	Map: 083-05 Parcel: 098

Davidson County DEEDWARR
Recvd: 10/22/03 09:05 5pgs
Fees:28.00 Taxes:347.80
20031022-0155798

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Ninety Four Thousand and no/100 Dollars ($94,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 19th day October, 2003.

NOTARY PUBLIC

My Commission Expires: 9-30-06

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, BOB NASH and MICHAEL CARTWRIGHT, both married men ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto FOUNDATIONS ASSOCIATES, a Tennessee not-for-profit corporation ("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 1029 W. Eastland Avenue, Nashville, Tennessee 37206.

This conveyance is expressly made subject to those matters more specifically set forth on **Exhibit B** attached hereto and incorporated herein by this reference.

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.

And 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 my hand this 13th day of October, 2003.

BOB NASH, Grantor

MICHAEL CARTWRIGHT, Grantor

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.

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, MICHAEL 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.

Notary Public

My Commission Expires: 9-30-06

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.

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 18 of Block "E" Eastwood, a Plan of which is of record in Book 332, Page 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Bob Nash and Michael Cartwright, both married men, by Warranty Deed from Robert W. Slate, II, unmarried, of record by Instrument No. 20020114-0005757, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. All matters shown on Plat recorded in Book 332, page 63, Register's Office for Davidson County, Tennessee.

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