Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
James A. Crossman 4420 Herbert Place Nashville, Tennessee 37215	Map 97, Parcel 63 Map 97, Parcel 115	Same as New Owner
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JRH) 414 Union Street, Suite 1600, P. O Box 98062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Dollars ($100.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **PROPERTY DEVELOPMENT**, a Tennessee joint venture (also known as Property Development Joint Venture) (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to **JAMES A. CROSSMAN**, **MARY CROSSMAN**, **SHERRY HOWELL** and **EVERETTE HOWELL** (collectively, the "Grantee"), as tenants in common, 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 is improved property, known as 5845 and 5851 Old Hickory Boulevard, Hermitage, Davidson County, Tennessee.

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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $950,000.00.

Mary Crossman
Affiant

Subscribed and sworn to before me this 15th day of October, 2003.

Notary Public
My Commission Expires: 3/24/07

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 10/23/03 10:36 6pgs
Fees:33.00 Taxes:3515.00
20031023-0156722

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except as set forth on Exhibit B, which is attached hereto and incorporated herein by reference.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has executed this Deed as of the 15th day of October, 2003.

PROPERTY DEVELOPMENT,
a Tennessee joint venture

By: _____
French R. McKnight, Joint Venturer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Barbara S. Williams, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared FRENCH R. MCKNIGHT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer of Property Development, a Tennessee joint venture, the within named bargainor, and that he as such joint venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as joint venturer.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 9th day of October, 2003.

_____
Notary Public

My Commission expires:
March 31, 2007

BARBARA S. WILLIAMS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT A

[Legal Description]

Tract 1

A tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, described according to a survey of Ragan, Smith, Murphy & Associates, Inc., dated April 24, 1985, as follows:

BEGINNING at an existing iron pin on the west right-of-way line of Old Hickory Boulevard (approximately 105-foot wide street at said point). Said point of beginning is approximately 628 feet, more or less, from the south right-of-way line of Interstate 40. Also being the southeast corner of Priest Lake Center – Section Two as recorded in Plat Book 4595, page 125, Register's Office for Davidson County, Tennessee and proceeding as follows:

With said right-of-way line of Old Hickory Boulevard, South 40 degrees 51 minutes 55 seconds East 19.33 feet to an existing concrete monument. Said point reduces the right-of-way of Old Hickory Boulevard to 60 feet in width; thence still with said right-of-way line, South 40 degrees 31 minutes 36 seconds East 132.79 feet to an existing iron pin. Said point is the northeast corner of C. Hooper Properties, Inc. as of record in Book 5435, page 784, Register's Office for Davidson County, Tennessee. Also being the southeast corner of this tract; thence leaving said right-of-way line and with the common line of Hooper, South 82 degrees 32 minutes 49 seconds West 403.60 feet to an iron pin set. Said point is the southwest corner of this tract. Also being in the line of Robert J. Baltz, Jr. as of record in Book 4893, page 228, Register's Office for Davidson County, Tennessee; thence with the common line of Baltz and this tract and leaving the north property line of Hooper, North 6 degrees 38 minutes 00 seconds West 119.46 feet to an existing concrete monument. Said point is the southwest corner of Priest Lake Center – Section Two and the northwest corner of this tract; thence leaving the east line of Baltz and with the common line of Priest Lake Center – Section Two, North 83 degrees 22 minutes 00 seconds East 300.00 feet to the point of beginning and containing 42,440 square feet or 0.97 of an acre, more or less.

Tract 2

A tract of land located in the 4th Civil District of Nashville, Davidson County, Tennessee, being part of Parcel 112 on Map 97, and all of Parcel 115, on Map 97, as of record in Book 7991, page 601, Register's Office for Davidson County, Tennessee. Parcel 115, also known as reserve parcel "A", Revised Section Two, Priest Lake Center, as of record in Book 4715, page 132, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin located in the westerly margin of Old Hickory Boulevard, 787.5 feet from the centerline of I-40, with said pin being the most southeast corner of the W. Terrance Mays property as recorded in Book 4837, page 468, Register's Office for Davidson County, Tennessee, and the most northeast corner of the property described herein; thence with said margin the following two calls: South 40 degrees 51 minutes 44 seconds East 39.95 feet; 40 degrees 47 minutes 49 seconds East 172.40 feet to a concrete monument; thence leaving said margin the following three calls: South 83 degrees 22 minutes 00 seconds West 299.74 feet; 6 degrees 38 minutes 00 seconds West 4.67 feet; North 20 degrees 02 minutes 36 seconds East 86.93 feet to an iron pin located in the most southeast corner of the W. Terrance

Mays Property above mentioned, and being a southeast corner of the Thomas Baldridge property as of record in Book 7991, page 601, Register's Office for Davidson County, Tennessee; thence North 49 degrees 56 minutes 36 seconds East 169.45 feet to the point of beginning. This property contains 0.698 acres or 30,404.88 square feet according to a survey dated January 16, 1990, and revised on January 30, 1990 and February 19, 1990 by David Bundren, R.L.S., Campbell Surveying Company, Inc., 2424 21st Avenue South, Nashville, Tennessee 37212.

Also being the same property as described in that certain survey prepared by Steven d. Delle, R.L.S. No. 1710, Dale & Associates dated October 14, 2003, and more particularly described as follows:

Beginning at an iron pin situated in the westerly margin of Old Hickory Boulevard, said point also being the northeast corner of the Waterford Landing-Hermitage, LLC property of record in Instrument No. 20020626-0077077, Register's Office for Davidson County, Tennessee;

Thence, leaving said road, South 81 degrees 52 minutes 48 seconds West, a distance of 389.28 feet to an iron rod;

Thence, North 07 degrees 18 minutes 01 seconds West, a distance of 124.13 feet to a concrete monument;

Thence, North 19 degrees 22 minutes 35 seconds East, a distance of 86.95 feet to an iron rod;

Thence, North 49 degrees 03 minutes 15 seconds East, a distance of 171.51 feet to an iron rod situated in the westerly margin of Old Hickory Boulevard;

Thence, along said road, South 40 degrees 58 minutes 30 seconds East, a distance of 213.15 feet to an iron rod;

Thence, along said road, South 41 degrees 32 minutes 03 seconds East, a distance of 19.33 feet to an iron rod;

Thence, along said road, North 48 degrees 48 minutes 22 seconds East, a distance of 10.45 feet to an iron rod;

Thence, along said road, South 41 degrees 11 minutes 37 seconds East, a distance of 124.98 feet to the point of beginning and containing 71,616.099 square feet or 1.644 acres of land.

Being the same property conveyed to Property Development Joint Venture, by deed of record in Deed Book 6954, page 719 and to Property Development, a joint venture, by deed of record in Deed Book 8101, page 50, as corrected in Book 8111, page 578, Register's Office for Davidson County, Tennessee.

EXHIBIT B

[PERMITTED ENCUMBRANCES]

1. Taxes for the year 2004, a lien, which are not yet due and payable, and all taxes for subsequent years.

2. All matters shown on Plat recorded in Book 6200, page 695, Register's Office for Davidson County, Tennessee (Tract 1).

3. All matters shown on Plat recorded in Book 4715, page 132, Register's Office for Davidson County, Tennessee (Tract 2).

4. Restrictions as contained in Book 4893, page 228, Register's Office for Davidson County, Tennessee (Tract 2).

5. Rights of tenants, as tenants only, in possession under unrecorded leases.