SPECIAL WARRANTY DEED

FROM: Robert Kyle Trent and First Tennessee Bank, N.A., a national banking association, as Trustee of the Derward K. Trent QTIP Marital Trust under Will, Grantors

This instrument was prepared by:
Warren H. Wild, Jr., Esq.
STITES & HARBISON PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

TO: NENR Murfreesboro Road Partnership, a Tennessee partnership

Davidson County DEEDWARR
Recvd: 12/05/03 16:22 4pgs
Fees:23.00 Taxes:2220.00
20031205-0175406

Address New Owner:	Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes:	Map-Parcel Numbers: part of 135-0-253
NENR Murfreesboro Road Partnership 207 29th Avenue N Nashville, TN 37203	Same	New Tax Parcel 422

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Six Hundred Thousand and No/100 Dollars ($600,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 5 day of December, 2003.

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

Notary Public

My Commission Expires: 7/21/07

FOR AND IN CONSIDERATION OF the sum of Six Hundred Thousand and No/100 Dollars ($600,000.00), the receipt and sufficiency of which are hereby acknowledged, Robert Kyle Trent, an individual ("Trent"), and First Tennessee Bank, N.A., a national banking association ("Bank"), as Trustee of the Derward K. Trent QTIP Marital Trust under Will (the "Trust", and together with Trent, "Grantors"), have bargained and sold, and by these presents do transfer and convey unto NENR Murfreesboro Road Partnership, a Tennessee partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot 2 on the Final Plat of Nashboro Square recorded as Instrument No. 20030922-0139-711, in the

Register's Office of Davidson County, Tennessee, to which reference is here made for a complete description.

Being part of the property conveyed to Robert Kyle Trent as to his interest therein from Knox Youth Sports, Inc., by Deed of record in Book 10526, Page 33, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Derward K. Trent as to his interest therein of record in Book 9642, page 39, Register's Office for Davidson County, Tennessee. Derward K. Trent having since died and pursuant to his will of record in Will Book 27, page 31, in the Probate Court Clerk's Office for Hamblen County, Tennessee, the property was vested in First Tennessee Bank, N.A., a national banking association, as Trustee of the Derward K. Trent QTIP Marital Trust Under Will.

The Property is unimproved property located at the northeasterly corner of Murfreesboro Road and Brooksboro Place.

This conveyance is expressly made subject to those matters more specifically set forth below:

1. All restrictions and other matters shown on Plat recorded in Instrument No. 20010315-0024829 in said Register's Office to the extent not voided, vacated and superceded by the plat described as Item 2 below.

2. All restrictions and other matters shown on Plat recorded as Instrument No. 20030922-0139711 in said Register's Office.

3. Storm Water Detention Agreement between Grantor and Metropolitan Government of Nashville and Davidson County, Tennessee recorded as Instrument No. 20030627-0089291 in said Register's Office.

4 If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq. Grantee shall pay any increase in 2003 taxes resulting from any increase in such taxes as a result of improvements to the Property made by Grantee.

5. Declaration of Easements, Covenants, Conditions and Restrictions recorded as Instrument No. 20031015-0153147, in said Register's Office.

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

Grantors 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 Grantor (other than claims arising from the matters set forth above), but not further or otherwise. This conveyance is expressly made subject to the matters set forth above.

Grantee acknowledges and agrees that Bank, as Grantor, is acting solely in its fiduciary capacity as Trustee of the Trust and not for Bank's own account. Grantee agrees that Bank

shall have no personal liability whatsoever under this Agreement in its capacity as Grantor. Grantee further agrees that all claims by Grantee against Grantor hereunder shall be made only against Trustee and Trent, and not against Bank, and that any liability of Bank in its capacity as Grantor hereunder shall be satisfied only from the assets of the Trust.

Witness our hands this 5 day of December 2003.

Robert Kyle Trent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Annette L. Dolzen, a Notary Public of said County and State, ROBERT KYLE TRENT, 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, Tennessee, this 3 day of December, 2003.

Notary Public

ANNETTE L. DOLZEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: May 28, 2006

My Commission Expires May 28, 2006

FIRST TENNESSEE BANK, N.A., a national banking association, AS TRUSTEE OF THE DERWARD K. TRENT QTIP MARITAL TRUST UNDER WILL

By: Keith Kiesler

Its: Vice Pres. & Trust Officer

By/Attest: Douglas J. McKamey

Its: TRUST REAL ESTATE OFFICER

[CORPORATE SEAL]

STATE OF TENNESSEE)
COUNTY OF Knox)

Before me, Wanda J. Pinkerton, a Notary Public of said County and State, personally appeared Keith Kiesler, and Douglas J. McKamey with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Vice Pres. Trust Officer and Real Estate Trust Officer (or other officer authorized to execute the instrument) of FIRST TENNESSEE BANK, N.A., a national banking association, as Trustee of the Derward K. Trent QTIP Marital Trust under Will, and that they as such Vice Pres. & Trust Officer and Real Estate Trust Officer executed the foregoing instrument for the purposes therein contained, by signing and attesting the name of the national banking association by themselves as its Vice Pres. & Trust Officer and Real Estate Trust Officer, respectively.

Witness my hand and seal, at Office, this 3rd day of December, 2003.

Wanda J. Pinkerton
Notary Public

My Commission Expires: Oct. 2, 2007

WANDA J. PINKERTON NOTARY PUBLIC AT LARGE KNOX CO., TENN.