[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	] MAP-PARCEL NOS.]
Alldredge Kirby Development, LLC 110 30th Ave South Nashville, TN 37212	New Owner	Map 117-01-0 Parcel 2.00 11498 26b

This instrument prepared by: Robert J. Notestine, III, Attorney,
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Karen Dahlinger, Don Dahlinger, and Teresa Ford (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Alldredge Kirby Development, LLC, a Tennessee Limited Liability Company (The "Grantees"), Grantee's successors and assigns, certain tracts or parcels of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lots 2 and 3 on the re-subdivision of 3810 Woodlawn Drive, Nashville, Tennessee, of record in Instrument No. 20030919-0138882, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Henry Orr Dahlinger, by deed from Theresa E. Dahlinger and husband, Frank W. Dahlinger of record in Book 3574, page 37, Register's Office for Davidson County, Tennessee. The said Henry Orr Dahlinger having since died. The Will of Henry Orr Dahlinger filed with the Davidson County Probate Court Clerk's Office in Probate Docket #02P-1084 and in Volume No. 4285/790520 devised the subject property to Ann Boyd Dahlinger having since died. The said Ann Boyd Dahlinger, the Will of Ann Boyd Dahlinger filed with the Davidson County Probate Court Clerk's Office in Probate Docket #02P-1064 and in Volume No. 4238/781832, devised the subject property to Karen Dahlinger, Don Dahlinger and Teresa Ford.

This conveyance is subject to:

1. Taxes for the year 2003 and subsequent years.
2. Plan of record in Instrument No. 20030919-0138882, said Registers Office.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3508, page 550, said Register's Office.

Davidson County DEEDWARR
Recvd: 12/22/03 16:10 3pgs
Fees:18.00 Taxes:1794.50
20031222-0182060

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $485,000.00.

Affiant

Subscribed and sworn to before me this 19th day of December, 2003.

Notary Public

My Commission Expires ROBERT JOHNSON NOTARY PUBLIC, DAVIDSON COUNTY, MY COMMISSION EXPIRES SEP. 21, 2005

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land; has a good right to convey it.

And Grantor does further covenant and bind itself, its representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns as against all persoms claiming by, through, or under Grantor, but no further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 19th day of December, 2003.

Karen Dahlinger

Don Dahlinger

Teresa Ford

Teresa Ford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said county and state, the within named Karen Dahlinger, Don Dahlinger, and Teresa Ford, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of December, 2003.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires:

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005