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Davidson County DEEDWARR
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Fees:23.00 Taxes:1480.00
20031223-0182787

This Instrument prepared by:
Stokes Bartholomew Evans & Petree, P.A.(DRH)
424 Church Street Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Verizon Wireless Tennessee Partnership Attn: Network Real Estate 180 Washington Valley Road Bedminster, NJ 07921	Same	Map 31 Parcel 154

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **HICKORY LENDERS, LTD., L.P.**, a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **VERIZON WIRELESS TENNESSEE PARTNERSHIP, d/b/a VERIZON WIRELESS**, a Delaware general partnership (the "Grantee"), and Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

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

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 22nd day of December, 2003.

HICKORY LENDERS, LTD., L.P.

By: 222 Hickory, Ltd., General Partner

By: 222 Partners, Inc., General Partner

By: Robert E Lehning Jr
Robert E. Lehning, Jr.,
Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, Robert E. Lehning, Jr., 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, and who further acknowledged that he is the Vice President of 222 Partners, Inc., a Tennessee corporation, the general partner of 222 Hickory, Ltd., a Tennessee limited partnership, which is the general partner of Hickory Lenders, Ltd., L.P., a Tennessee limited partnership, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of December, 2003.

Carole M. Maxson
Notary Public

CAROLE M. MAXSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 7-24-04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me
this 23rd day of December, 2003.

Jeanette L. Ramer
Notary Public
My Commission Expires: 7/21/07

JEANETTE L. RAMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

247898.1/5124.7

EXHIBIT A

Tract No. 1:

Land in Davidson County, Tennessee, being Lot 9, Resubdivision of Lot 1, Hickory Hills, Section Nine, of record as Instrument No. 20030909-0131599, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being a portion of the same property conveyed to Hickory Lenders, Ltd., L.P., by Successor Trustee's Deed, of record in Book 11599, page 69, Register's Office for Davidson County, Tennessee.

Tract No. 2:

A perpetual, non-exclusive easement for ingress and egress (including the right to construct and maintain a roadway) over, upon and across a portion of Tract 1 on the survey, dated November 8, 2002, prepared by William C. Cockrill, Tennessee No. 1401, Barge Waggoner Sumner and Cannon, 211 Commerce Street, Suite 600, Nashville, Tennessee 37201, File No. 14653-11, described as follows:

> Being an eighty (80') foot wide ingress-egress easement across a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located at the terminus of Hickory Hills Boulevard north of Old Hickory Boulevard, east of I-24 and being more particularly described as follows:
>
> BEGINNING at a concrete monument in the east line of Lot No. 1, Hickory Hills, of record in Instrument No. 20000628-0064297, Register's Office for Davidson County, Tennessee, at the northerly terminus of Hickory Hills Boulevard;
>
> THENCE, with said east line of said Lot No. 1, N 01°43'43" W, 160.00 feet to an iron pin;
>
> THENCE, N 16°36'35" W, 168.84 feet to a point;
>
> THENCE, N 09°25'00" E, 182.34 feet to a point;
>
> THENCE, S 16°36'35" E, 343.14 feet to a point;
>
> THENCE, S 01°43'47" E, 171.65 feet to a concrete monument in the northerly terminus of Hickory Hills Boulevard;
>
> THENCE, with said terminus, S 89°07'56" W, 80.01 feet to the Point of Beginning;
>
> Containing 33,745 square feet or 0.77 acres, more or less.

Being a portion of the same property conveyed to Ragan Hall, III, and Luther Bratton, by deed from Hickory Lenders, Ltd., L.P., of record as Instrument No. 20021204-0149561, Register's Office for Davidson County, Tennessee. Said easement having been reserved and retained by Hickory Lenders, Ltd., L.P. in said instrument.

EXHIBIT B

1. Real estate taxes for 2003, a lien, now due and payable but not yet delinquent, which have been prorated between the parties.

2. Declaration of Restrictions for Lot 1, Hickory Hills, of record in Book 10728, page 177, said Register's Office.

3. Matters shown on the Plan, of record as Instrument No. 20030909-0131599, said Register's Office.

4. All matters shown on the survey, dated September 22, 2003, last revised November 13, 2003, prepared by Frank V. Neeley, Tennessee No. 1493, Sharondale Surveying, Inc., 4219 Hillsboro Pike, Hillsboro Building, Suite 216, Nashville, Tennessee, Project No. J.N. 23.044.20.