Davidson County DEEDWARR
Recvd: 12/30/03 15:33 4pgs
Fees:23.00 Taxes:555.00
20031230-0184114

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

ADDRESS NEW OWNER:
Corporate Investors Partnership II
652 Old Ezell Road
Nashville, TN 37217

SEND TAX BILL TO:
Same

MAP-PARCEL
Map 40
Parcel 36

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 **CORPORATE INVESTORS PARTNERSHIP II**, a Tennessee 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 30th 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.,
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 24th day of December, 2003.

_____
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 $150,000.00.

_____
Affiant

Subscribed and sworn to before me this 30th day of December, 2003.

_____
Notary Public

CAROLE M. MAXSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires: 7-24-04

248011.1/5124.6

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 7 on the Plan of Resubdivision of Lot 1, Hickory Hills, Section 9, of record as Instrument No. 20000628-0064297, 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.

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, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record as Instrument No. 20000628-0064297, said Register's Office.

4. Storm Water Detention Easement, of record as Instrument No. 20000712-0068823, said Register's Office.

5. Matters shown on Boundary Survey, dated August 6, 2002, prepared by Ronald W. Ferguson, Tennessee No. 1972, Barge Waggoner Sumner and Cannon, Inc., 211 Commerce Street, Suite 600, Nashville, Tennessee 37201, File No. 14653-10, and Surveyor's Report, dated December 17, 2003.