OWNER/RESPONSIBLE TAXPAYER:

MPI Dyersburg
2605 Elm Hill Pike
Suite E
Nashville, TN 37214

Map & Parcel # 149-03-0-B-035-00-C0 and
Map & Parcel # 149-03-0-B-036-00-C0

Unimproved Property located at
2360 Murfreesboro Pike, Nashville,
Davidson County, TN

THIS INSTRUMENT PREPARED BY
AND
AFTER RECORDING RETURN TO:

Jeremy D. Cohen, Esq.
Hartman, Simons, Spielman & Wood, LLP
6400 Powers Ferry Road, NW
Suite 400
Atlanta, Georgia 30339

Davidson County DEEDWARR
Recvd: 01/22/04 13:18 5pgs
Fees:28.00 Taxes:1017.50
20040122-0008598

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 20th day of January, 2004, between **ROBERT H. BRASWELL and WILL V. BRASWELL**, individual residents of the state of Tennessee, (collectively "Transferor") and **MPI DYERSBURG,** a Tennessee general partnership ("Transferee");

WITNESSETH:

Transferor, in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration from Transferee, the receipt of which is hereby acknowledged, does hereby convey to Transferee, its heirs, successors, and assigns, the real property situated in the County of Davidson and State of Tennessee which is more particularly described on **Exhibit "A"** attached hereto, together with any appurtenances thereto, and together with any estate, right, title, interest, or claim of Transferor, either in law or equity, to the above premises.

The property described in **Exhibit "A"** is not the usual place of residence of the Transferor, their spouses or their children.

Transferor covenants that it is lawfully seized in fee simple of the premises; that it has a good and lawful right to sell and convey the same; and that said property is free and clear and unencumbered, with the exception of those matters set forth on **Exhibit "B"** attached hereto.

Transferor further covenants that it will warrant and defend the title to said premises unto the Transferee, its successors and assigns, against the lawful claims of all parties claiming by, through, or under Transferor, but no further or otherwise.

IN WITNESS WHEREOF, the said Transferor has caused this instrument to be executed the day and year first above written.

Robert H. Braswell (SEAL)
Robert H. Braswell

Will V. Braswell (SEAL)
Will V. Braswell

STATE OF Tennessee)
) SS:
COUNTY OF Davidson

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, Robert H. Braswell and Will V. Braswell, the within named bargainers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained..

WITNESS my hand and official seal at Nashville, TN this 20th day of January, 2004.

Notary Public

(NOTARY SEAL)

My Commission Expires:
My Commission Expires MAR. 31, 2007

655500-1 10451.0003000

STATE OF Tennessee

COUNTY OF Davidson

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $275,000.00.

AFFIANT

Subscribed and sworn to before me this 20th day of January, 2004.

My Commission Expires:

My Commission Expires MAR. 31, 2007

Notary Public

(NOTARY SEAL)

JEFF BROWNING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

655500-1 10451.0003000

Exhibit A

Land in Davidson County, Tennessee, located on the east side of Murfreesboro Road and north of Sleepy Hollow Drive, being Lots Nos. 58 and 59 on the Plan of Kendell Park, Phase One, of record as Instrument No. 200007280074429, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin found (IPF) at the northwesterly corner of Lot No. 58 of Phase One of Kendall Park Subdivision, as recorded by a Plat Book in the Register's Office for Davidson County, Tennessee, as Instrument No. 200007280074429; thence, with the southerly line of M.M. Family Partners, II, L.P., the following calls: S 84 deg. 56 min. 41 sec. E, 138.28 feet to an IPF; S 86 deg. 59 min. 24 sec. E, 117.65 feet to an iron pin set (IPS) at the northwesterly corner of the common area of said Phase One Kendall Park; thence, with the westerly line of the open space, the following calls: S 10 deg. 24 min. 59 sec. E, 126.21 feet to an IPS at the northeasterly corner of Lot No. 59 of said Phase One Kendall Park; S 10 deg. 24 min. 59 sec. E, 134.93 feet to an IPS at the southeasterly corner of Lot No. 59; thence, with the northerly line of Edge-O-Villa, as recorded by a Plat in Instrument No. 20010330-0030777, R.O.D.C.; S 88 deg. 56 min. 20 sec. W, 198.30 feet to an IPF at the southwesterly corner of Lot No. 59, said pin being easterly right of way of Murfreesboro Pike; thence, with said right of way the following calls: N 20 deg. 29 min. 10 sec. W, 158.47 feet to an IPS at the northwesterly corner of Lot No. 59; N 20 deg. 29 min. 10 sec. W, 139.24 feet to the point of beginning. Containing 1.37 acres, more or less, as surveyed by Arrowhead Survey, J. Mark Cantrell, TN RLS #1859, on September 30, 2003.

Being the same property conveyed to Robert H. Braswell and Will V. Braswell by deed from Kendall Park Partners, a Tennessee general partnership, of record in Instrument No. 200009250095012, Register's Office for Davidson County, Tennessee.

Exhibit B
(Permitted Title Exceptions)

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

2. All matters as shown on Plat of record in Instrument No. 200007280074429, Register's Office for Davidson County, Tennessee.

3. Right-of-way Easement of record in Book 2905, page 513, Register's Office for said County.