PICK-UP

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Attn: March Egerton 4030 Brush Hill Nashville TN 37216	72-2-139 - 2003	Attn: March Egerton 4030 Brush Hill Nashville TN 37216
This instrument prepared by: Elwood H. Camp, III, Attorney at Law, c/o Newton Oldacre McDonald, 3841 Green Hills Village Drive, Suite 400, Nashville, TN 37215		

Davidson County DEEDWARR
Recvd: 02/13/04 14:18 4pgs
Fees:23.00 Taxes:925.00

20040213-0017551

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Greenfield Joint Venture, a Tennessee joint venture composed of NOMS, Ltd. and The Glenridge Development, L.L.C. (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to March Egerton, an individual (the "Grantee"), Grantee's heirs, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements.

3. Any rights, interests or claims of parties in possession of the land not shown by the public records.

4. Any rights, interest or claims affecting the land which a correct survey would disclose and which are not shown by the public records.

5. Any lien for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.

6. Easements, liens or encumbrances or claims thereof, which are not shown by the public record.

7. If improvements are completed after January 1 of any year the law requires supplemental assessments 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.

8. Taxes and assessments for the year **2004** and subsequent years, which are not yet due and payable.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.

Affiant

Subscribed and sworn to before me this 9th day of February, 2004.

Notary Public
My Commission Expires: 7/29/06

NOTARY PUBLIC AT LARGE

9. All matters as shown on the plat of record in Plat Book 894, page 640 and 641, Register's Office for Davidson County, Tennessee, as modified by Plat Book 3710, page 437, said Register's Office.

10. Agreement and the terms and conditions thereof between The Crescent Company and Martin Theaters of Georgia, Inc., recorded in Book 3946, page 388, Register's Office for Davidson County, Tennessee.

11. Covenants, Conditions and Restrictions as set out in instrument recorded in Book 1163, page 418 and Book 737, page 85, in said Register's Office; however, deleting any Covenant, Condition or Restriction indicating a preference, limitation or discrimination based upon race, color, religion, sex, handicap, familial status, or national origin to the extent such Covenant, Condition or Restriction would violate Title 42, Section 3604 (c) of the United States Codes.

12. Sewer Perpetual Permit of record in Book 1846, page 550 in the Register's Office, Davidson County, Tennessee.

13. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4735, page 825 in the Register's Office, Davidson County, Tennessee.

14. Easement(s) of record in Book 498, page 51 in the Register's Office, Davidson County, Tennessee.

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

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs, successors and assigns, against the lawful claims of all persons whomsoever, claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Deed this ____ day of _____, 2004.

GREENFIELD JOINT VENTURE

By: NOMS, Ltd., Partner

By: Corporate General, Inc., its general partner

By: _____
Title: Vice President

By: The Glenridge Development, L.L.C., Partner

By: _____
Title: President / Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Dawn M. Curtis of the state and county aforesaid, personally appeared William A. Oldacre, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Vice President of Corporate General, Inc., general partner of NOMS, Ltd., partner of Greenfield Joint Venture, the within named bargainor, a Tennessee joint venture, and that he on behalf of such partner executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself on behalf of such partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 9th day of February, 2004.

NOTARY PUBLIC

My Commission Expires:

7/29/06

DAWN M. CURTIS NOTARY PUBLIC AT LARGE

STATE OF Georgia)
COUNTY OF Fulton)

Before me, Mary DiGioia of the state and county aforesaid, personally appeared Richard W. Carpenter, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument), of The Glenridge Development, L.L.C., partner of Greenfield Joint Venture, the within named bargainor, a Tennessee joint venture, and that he as such Partner executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Partner.

Witness my hand and seal, at office in Fulton Co, Georgia, this 10th day of February, 2004.

NOTARY PUBLIC

My Commission Expires:

Mary DiGioia
Notary Public, Fulton County
My Commission Expires: October 21, 2005

MARY DIGIOIA NOTARY PUBLIC

EXHIBIT "A"

Land lying in Davidson County, Tennessee, being more particularly described as follows:

Parcel A:

Land in the 11th, formerly 18th Civil District of Davidson County, Tennessee, being Lot Nos. 14 and 15 on the Plan of E.B. Craig's Subdivision of the Crownover Property, as of record in Book 894, pages 640 and 641, Register's Office for said County, described together as follows:

Beginning at the southeast corner of Masonic Home Road and Short Street; thence with the southerly margin of Short Street eastwardly 132 feet 1 inch to the corner of Lot Nos. 15 and 16; thence with the line between said two lots southwardly 115 feet to the northerly line of Lot No. 13; thence westwardly with said line, 33 feet to the northeasterly margin of Masonic Home Road; thence with said road northwestwardly 150 feet 3 inches to the beginning.

Parcel B:

Being Lot No. 22 on the Map of Craig's Subdivision of the Crownover Property of record in Book 894, pages 640 and 641, of the Register's Office for said County. Said Lot No. 22 fronts 50 feet on the northerly side of Short Street and runs back between parallel lines 140 feet to a dead line.

Parcel C:

Being Lot No. 21 on the Map of E.B. Craig's Subdivision of the Crownover Property, as of record in Book 894, page 640 and 641, Register's Office for said County. Said Lot No. 21 fronts 50 feet on the northerly side of Short Street and runs back between parallel lines along the west right of way of Baxter Street 140 feet to a dead line in the rear.

Parcel D:

Beginning at the northwest corner of Masonic Home Road and Baxter Avenue; thence with the northerly margin of the Masonic Home Road westerly 266.75 feet to a point in the curve of Masonic Home Road; thence with the said curve 51.28 feet to the southerly margin of Lot No. 15; thence with the southerly margin of Lot No. 15 easterly 33 feet to the southeast corner of Lot No. 15; thence with the easterly line of Lot No. 15, northerly 115 feet to the southerly margin of Short Street; thence with the southerly margin of Short Street easterly 250 feet to the southwest corner of Short Street and Baxter Avenue; thence with the westerly margin of Baxter Avenue southerly 222.3 feet to the point of beginning.

Parcel E:

Beginning at a point on the north margin of Short Street, which point is 100 feet westerly from the northwestern intersection of Short Street and Baxter Avenue; thence with the north margin of Short Street, westerly 331.79 feet to a point where Short Street intersects the northeast margin of Masonic Home Road; thence with the northeast margin of Masonic Home Road 182.84 feet to the northwest corner of Lot No. 30; thence easterly 439.47 feet to the northeast corner of Lot No. 23; thence with the easterly line of Lot No. 23 southerly 140 feet to the point of beginning.

Being the same property conveyed to Greenfield Joint Venture, a Tennessee joint venture composed of NOMS, Ltd. and The Glenridge Development L.L.C. by Special Warranty Deed from CBC Limited, a Tennessee limited partnership of record in Book 10726, page 571, Register's Office for Davidson County, Tennessee.