313 S.H CW

SPECIAL WARRANTY DEED

FROM: SunTrust Bank, Grantor

TO: J. Douglas Wright, Jr. and Marilyn Joan Wright, Grantee

This instrument was prepared by:
Julian L. Bibb
Stites & Harbison PLLC
Suite 1800, 424 Church Street
SunTrust Center
Nashville, Tennessee 37219

Address New Owner (s) as follows:

J. Douglas Wright, Jr. and Marilyn Joan Wright
P.O. Box 150669
Nashville, Tennessee 37215

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

same as owner

Map-Parcel Numbers

Map No. 71-13
Parcel No. 17

Davidson County DEEDWARR
Recvd: 04/01/04 11:09 5pgs
Fees:28.00 Taxes:407.00

20040401-0036717

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Ten Thousand and No/100 Dollars ($110,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 31st day of March, 2004.

Notary Public

My Commission Expires: May 28, 2006

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SunTrust Bank, a Georgia state banking corporation, successor-in-interest to SunTrust Bank, National Association (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto J. Douglas Wright, Jr. and Marilyn Joan Wright, as tenants-in-common (the "Grantee"), their respective successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as 250 Cumberland Bend, MetroCenter, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, their respective successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 31 day of March, 2004.

SUNTRUST BANK, a Georgia state banking corporation

By: Judy Perigo

Title: Vice President

By:

Title: Asst Vice President V.P.

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Christina Dorsey Willow, a Notary Public of said County and State, personally appeared Judy Perigo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Vice President (or other officer authorized to execute the instrument) of SUNTRUST BANK, the within named bargainor, a Georgia state banking corporation, and that he/she as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of SUNTRUST BANK by himself/herself as Vice President.

Witness my hand and seal, at Office, this 31st day of March, 2004.

Christina Dorsey Willow
Notary Public

My Commission Expires: May 28, 2006

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Christina Dorsey Willow, a Notary Public of said County and State, personally appeared Steve Lancaster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Vice President (or other officer authorized to execute the instrument) of SUNTRUST BANK, the within named bargainor, a Georgia state banking corporation, and that he/she as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of SUNTRUST BANK by himself/herself as Vice President.

Witness my hand and seal, at Office, this 31st day of March, 2004.

Christina Dorsey Willow
Notary Public

My Commission Expires: May 28, 2006

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee being Lot 4J on the subdivision plat of Section 9 Cumberland Bend Business Park at MetroCenter of Record in Plat Book 8250, page 79, Register's Office for Davidson County, Tennessee.

Beginning at a PK nail in the southwest corner of the subdivision plat of Section 9 Cumberland Bend Business Park at MetroCenter of record in Plat Book 8250, page 79, R.O.D.C.;

Thence, along the easterly line of property conveyed to PML Partnership of record in Book 8527, page 78, R.O.D.C., N. 27°14'31"W, 266.00 feet to a point;

Thence, along a southerly line of property conveyed to Service Merchandise Company, Inc., of record in Book 6483, page 947, R.O.D.C., N 62°45'29" E, 153.79 feet to a concrete monument;

Thence, along the westerly line of property conveyed to Realmark Property Investment Limited Partnership of record in Book 7222, page 984, R.O.D.C., S 27°14'31" E, 266.00 feet to an iron spike;

Thence, along a northerly line of property conveyed to Cumberland Bend Investors, L.P. of record in Book 8800, page 144, R.O.D.C., S 62° 45' 29" W, 153.79 feet to the point of beginning.

Containing 40,908 square feet or 0.94 acres, more or less.

The foregoing description is based upon the survey by Barge Waggoner Sumner & Cannon, Inc. dated May 18, 1999 (File No. 11469-85) (Wendell H. Talley, Tenn. Lic. No. 785).

Being a portion of the property conveyed to Grantor by deed of record as Instrument No. 20000103-0000357, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Restrictive Covenants in favor of MetroCenter Properties of record in Book 5242, page 389, as amended in Book 5242, page 389 as amended in Book 7012, page 61, Register's Office for Davidson County, Tennessee.

2. Restrictive Covenants in favor of Arby's, Inc. of record in Book 9382, page 56, said Register's Office.

3. Restrictive Covenants in favor of Taco Bell Corp. of record in Book 9420, page 176, said Register's Office.

4. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions of record in Book 7487, page 952, said Register's Office.

5. Restrictive Covenants in favor of Mat-Nel Company, filed of record in Book 4829, page 722 and made applicable in Book 5028, page 333 as amended in Book 5035, page 972 said Register's Office.

6. Terms, conditions, easements, rights and liens in favor of Mat-Nel Company, as set forth in the Master Deed of record in Book 5028, page 333 and amended in Book 5035, page 972, said Register's Office.

7. Amendment to Protective Covenants of record in Book 11503, page 607, in said Register's Office.

8. Matters shown on the Plat of Subdivision Section 9 Cumberland Bend Business Park at Metro Center of record in Book 8250, page 79, said Register's Office.

9. Davidson County taxes for 2004, a lien, but not yet due and payable.