THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (SLW)
3102 West End Avenue, Suite 1150
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 05/26/04 15:44 6pgs
Fees:33.00 Taxes:1850.00
20040526-0062218

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Lenox Village I, LLC 1524 Fernwood Court Brentwood, TN 37027	Same	Part of Map/Parcel 173-00-0-073.00 Map/Parcel 173-00-0-220.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of all of which is hereby acknowledged, McGowan Family Limited Partnership, a Tennessee limited partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Lenox Village I, LLC, a Tennessee limited liability company ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit "A" attached hereto.

This is unimproved property located in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, in fee simple forever.

Grantor further covenants that Grantor is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warrant and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor (other than claims arising out of the matters set forth on Exhibit "B"), but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument as of the 26th day of May, 2004.

GRANTOR:

MCGOWAN FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership

By: _____
David C. McGowan, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, David C. McGowan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the General Partner of McGowan Family Limited Partnership, a Tennessee limited partnership and is authorized by said limited partnership to execute this instrument on its behalf.

Witness my hand, at office, this 26th day of May, 2004.

_____
Notary Public

My commission expires:
11/26/05

STEVEN L. WEST
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 500,000 —.

Affiant

SUBSCRIBED AND SWORN to before me, this 26th day of May, 2004.

11/26/05
My Commission Expires

Notary Public

STEVEN L. WEST
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Parcel 1

Being a 8.708 more or less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, and being a portion of the property conveyed to McGowan Family L.P. as evidenced by deed of record at Instrument No. 20010403-0032171, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin at the most northerly corner of the Charles Rhodes and Karen J. Rhodes Property of record at Instrument No. 20010706-72278, Register's Office Davidson County, Tennessee, said point being a southeasterly corner of the Lenox Village I, LLC Property of record at Instrument No. 20010703-70464, Register's Office Davidson County, Tennessee;
Thence with the easterly line of said Lenox Village I, L.L.C. Property,
Thence North 02 Degrees 15 Minutes 22 Seconds East a distance of 184.82 feet to a Point;
Thence with a new line, severing said McGowan Family L.P. Property, the following six calls:
South 49 Degrees 48 Minutes 30 Seconds East a distance of 264.78 feet to an iron pin;
Thence South 57 Degrees 20 Minutes 50 Seconds East a distance of 211.42 feet to an iron pin;
Thence South 67 Degrees 42 Minutes 52 Seconds East a distance of 148.31 feet to an iron pin;
Thence South 54 Degrees 45 Minutes 47 Seconds East a distance of 108.27 feet to an iron pin;
Thence South 33 Degrees 12 Minutes 50 Seconds East a distance of 270.48 feet to an iron pin;
Thence South 35 Degrees 25 Minutes 55 Seconds East a distance of 216.14 feet to a point in the northerly line of the McGowan Family L.P. Property of record at Instrument No. 20010815-0088262, Register's Office Davidson County, Tennessee;
Thence with the northerly line of said McGowan Family L.P. Property,
North 84 Degrees 26 Minutes 24 Seconds West a distance of 905.24 feet to an iron pin found in the easterly line of the afore-said Charles Rhodes and Karen J. Rhodes Property;
Thence with the easterly line of said Rhodes Property,
North 01 Degrees 32 Minutes 11 Seconds East a distance of 533.86 feet to the Point of Beginning, containing 8.708 acres or 379,313 square feet, more or less.

Parcel 2

Being an 8.530 more or less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, and being a portion of the property conveyed to McGowan Family L.P. as evidenced by deed of record at Instrument No. 20010815-0088262, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin found in the easterly line of the Charles Rhodes and Karen J. Rhodes Property of record at Instrument No. 20010706-0072278, Register's Office Davidson County, Tennessee, said point being the most southwesterly corner of the McGowan Family L.P. Property of record at Instrument No. 20010403-0032171, Register's Office Davidson County, Tennessee;
Thence with the southerly line of said McGowan Family L.P. Property,

South 84 Degrees 26 Minutes 24 Seconds East a distance of 905.24 feet to a point;
Thence with a new line, severing said McGowan Family L.P. Property (Instrument No. 20010815-0088262), the following two calls:
Thence South 35 Degrees 25 Minutes 55 Seconds East a distance of 173.01 feet to an iron pin;
Thence South 26 Degrees 47 Minutes 48 Seconds East a distance of 274.20 feet to a point in the northerly line of an open space tract on the plan of Lenox Village II, Section Two, of record at Instrument No. 20030203-0014134, Register's Office Davidson County, Tennessee;
Thence with the northerly line of said plan of Lenox Village II, Section II, and the northerly line of the plan of Lenox Village II, Section One, of record at Instrument No. 20030106-0001756, Register's Office Davidson County, Tennessee, and with the northerly line of the remaining Lenox Village II L.L.C. Property of record at Instrument No. 20020404-0041445, Register's Office Davidson County, Tennessee,
North 84 Degrees 12 Minutes 12 Seconds West a distance of 683.54 feet to an existing iron pin;
Thence with the northerly line of the Ellis O. Walpole et ux Property of record in Deed Book 5428 page 775, Register's Office Davidson County, Tennessee,
North 83 Degrees 52 Minutes 56 Seconds West a distance of 324.70 feet to an existing iron pin;
Thence with the northerly line of the Richard C. Argo Property of record at Instrument No. 20020416-47217, Register's Office Davidson County, Tennessee,
North 80 Degrees 23 Minutes 25 Seconds West a distance of 141.41 feet to an existing iron pin;
Thence continuing with the easterly line of said Argo Property, and with the easterly line of the afore-said Charles Rhodes and Karen J. Rhodes Property,
North 02 Degrees 52 Minutes 49 Seconds East a distance of 346.62 feet to the Point of Beginning, containing 8.530 acres or 371,579 square feet, more or less.

Being part of the same property conveyed to McGowan Family Limited Partnership by deed of record as Instrument No. 20010815-0088262, and by deed of record as Instrument No. 20010403-0032171, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

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

2. Greenbelt application of record in Instrument No. 200108240091898, Register's Office for said County.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 200109180100851 in the Register's Office, Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 200109180100849 in the Register's Office, Davidson County, Tennessee.

5. All matters shown on the plat of record in Plat Minute Book "J", page 369, Register's Office for Davidson County, Tennessee.