Davidson County DEEDWARR
Recvd: 05/28/04 15:05 4pgs
Fees:23.00 Taxes:3194.95
20040528-0063246

SPECIAL WARRANTY DEED

FROM: General Jackson, LLC, a Tennessee limited liability company, Grantor

TO: The General Jackson PARTNERSHIP, a Tennessee general partnership, Grantee

This instrument was prepared by:
Lea W. Stouffer
6507 Brownlee Dr.
Nashville, Tennessee 37205

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Number
2404 Golf Club Lane Nashville, TN 37215	same	104-8-121

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Eight Hundred Sixty Three Thousand Five Hundred and No/100 Dollars ($863,500.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 25th day of May, 2004.

Notary Public

RACHEL L. BRUCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires SEPT. 22, 2007

FOR AND IN CONSIDERATION OF the sum of Eight Hundred Sixty Three Thousand Five Hundred and No/100 Dollars ($863,500.00), the receipt and sufficiency of which are hereby acknowledged, General Jackson, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto The General Jackson PARTNERSHIP, a Tennessee general partnership (the "Grantee"), its successors and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, more particularly described on

Exhibit A attached hereto and incorporated herein by this reference together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 1907 Capers Avenue, Nashville, TN 37212.

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, its 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 25 day of May, 2004.

GENERAL JACKSON, LLC

By: _____
Frederic A. Scarola,
Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Rachel L. Bruce, a Notary Public of said County and State, personally appeared Frederic A. Scarola, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of GENERAL JACKSON, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of GENERAL JACKSON, LLC by himself as Chief Manager.

Witness my hand and seal at Office, this 25th day of May, 2004.

RACHEL L. BRUCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Rachel L Bruce
Notary Public

My Commission Expires: _____

5/25/04 My Commission Expires SEPT. 22, 2007

EXHIBIT A

PROPERTY DESCRIPTION

Being a parcel of land located in the First Civil District of Nashville, Davidson County, Tennessee. Being part of lots 104 & 106 and all of lot 105 as shown on the revised plan of part of University Place Subdivision, of record in Plat Book 332, page 145, Register's Office for Davidson County, Tennessee. Said parcel being approximately 135 feet west of the intersection of Capers Avenue and Nineteenth Avenue and being more particularly described as follows:

Beginning at an iron pin in the southerly margin of Capers Avenue, said pin being approximately 484 feet east of the intersection of Capers Avenue and Twenty-first Avenue. Thence, with said margin, South 82° 14' 38" East, 118.00 feet to an iron pin;

Thence, leaving said margin along or near the line of John G. and Rubie Lee Carter of record in Deed Book 11386, page 439, Register's Office for Davidson County, Tennessee, South 06° 26' 03" West, 140.00 feet to an iron pin in the northerly margin of Alley No. 647;

Thence, with the margin of said alley, North 82° 14' 38" West, 118.00 feet to an iron pin;

Thence, leaving said margin along or near the line of Old Town Condominiums of record in Deed Book 6625, Page 891, Register's Office for Davidson County, Tennessee, North 06° 26' 03" East, 140.00 feet to the Point of Beginning containing 16,515 square feet or 0.38 acres, more or less.

Being the same property conveyed to General Jackson, LLC, by deed from Charles D. Sigler and wife, Mary E. Sigler, of record in Instrument NO. 20020717-0086254, Register's Office for Davidson County, Tennessee.

The above description is the same as that contained in the prior deed.

EXHIBIT B

Encumbrances

1. General or special taxes and assessments required to be paid in the year 2004 and subsequent years.

2. Matters shown on the Survey prepared by J. Alan Cummings, Tennessee Survey No. 2351, dated May 20, 2002, updated May 7, 2004.

3. Existing building restrictions, covenants, zoning ordinances and easements of record.