This Instrument Prepared By:
Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

Davidson County DEEDWARR
Recvd: 08/05/04 08:21 3pgs
Fees:18.00 Taxes:1128.50
20040805-0094023

NEW OWNER:
Watson Limited Partnership
7721 Saddle Ridge Ct.
Nashville, TN. 37221

SEND TAX BILL TO:
SAME

MAP & PARCEL
Map 92
Group 12
Parcels 241 and 242

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

AFFIANT

Sworn to and subscribed before me
this 2nd day of August, 2004.

NOTARY PUBLIC

DOUGLAS S. HALE Notary Public At Large WILLIAMSON COUNTY COMMISSION EXP. 02-05-2006

My Commission Expires:

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEE**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **EQUITABLE TRUST COMPANY, a Tennessee corporation and as Successor Trustee under the Will of J.M. Wilkerson, Jr., deceased,** hereinafter called the **"GRANTOR"**, has bargained and sold and by these presents does transfer and convey unto the **WATSON LIMITED PARTNERSHIP, a Tennessee limited partnership,** hereinafter called the **"GRANTEE"**, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 194 in Boyd Home Tract, a plan of which is recorded in Book No. 21, page 39 of the Register's Office, Davidson County, Tennessee. Said Lot No. 194 fronts 50 feet on the southerly side of State Street and runs back between parallel lines 170 feet to an alley.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 195 in Boyd Home Tract, a plan of which is recorded in Book No. 21, page 39 of the Register's Office, Davidson County, Tennessee. Said Lot No. 195 fronts 50 feet on the southerly side of State Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to J.M. Wilkerson, Jr., now deceased, by instrument of record in Book 651, page 197, and conveyed to Nashville Bank & Trust Company, as testamentary trustee under the Last Will and Testament of J. Morgan Wilkerson Jr., by deed of record in Book 2799, page 387, Register's Office, Davidson County, Tennessee. The said property having since been conveyed by Quitclaim Deed to Equitable Trust Company, a Tennessee corporation, as Successor Trustee, of record in Instrument No. 20030520-0068402, said Register's Office.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its successors and assigns, forever;

AND GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2004 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying its prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map 92, Group 12, Parcels 241 and 242.

2. All matters appearing on the plan of Boyd Home Tract of record in Book 21, page 39, Register's Office for Davidson County, Tennessee.

GRANTOR warrants and will defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

This unimproved property is known as 1707 and 1709 State Street, Nashville, Tennessee 37203.

WITNESS our hands this 2 day of August, 2004 in Nashville, Tennessee.

EQUITABLE TRUST COMPANY

EQUITABLE TRUST COMPANY CORPORATE SEAL 1984

By: Cynthia L. Jones SVP
Cynthia L. Jones, Senior Vice President

By: Darlinda H Jones SVP
ATTESTED: Darlinda H. Jones, Senior Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Cynthia L. Jones, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Senior Vice President of Equitable Trust Company, the within bargainor, a corporation, and that she as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by herself as such Senior Vice President.

Witness my hand and seal, this 2nd day of August, 2004.

DOUGLAS S. HALE COMMISSION EXP. Notary Public At Large 02-05-2008 WILLIAMSON COUNTY, TN

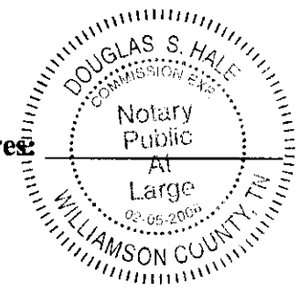
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Darlinda H. Jones, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Senior Vice President of Equitable Trust Company, the within bargainor, a corporation, and that she as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by herself as such Senior Vice President.

Witness my hand and seal, this 2nd day of August, 2004.



Notary Public

My commission expires: _____