This Instrument Prepared By:
John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204-3126

Davidson County DEEDWARR
Recvd: 10/01/04 13:44 3pgs
Fees:18.00 Taxes:4995.00
20041001-0118612

Davidson County Box 14-A
File No. 17296-3

ADDRESS NEW OWNER AS FOLLOWS:
Nashville CARES
501 Brick Church Park Drive
Nashville, Tennessee 37207

SEND TAX BILLS TO:
New Owner

Map 060-00-0
Parcel 106.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, William H. Hawkins, Trustee, with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiaries, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto Nashville CARES (Council on AIDS Resources, Education, and Services), a Tennessee corporation, hereinafter called the "Grantee", its successors and/or assigns, a certain tract or parcel of land lying and being in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee being Lot 13 on the Plan of Re-Subdivision of Lot 12, Brick Church Business Park, Phase Two of record in Book 8250, page 234, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Charles W. Hawkins, III, Trustee, with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, by Deed from Capitol Properties, a joint venture composed of Lincoln Funding Corporation, a Tennessee corporation, and Robert F. Lance and wife, Lyde C. Lance, of record in Book 7265, page 969, Register's Office for Davidson County, Tennessee. By instrument recorded as Instrument No. 20040930-0117780 said Register's Office, William H. Hawkins was appointed as Successor Trustee to replace Charles W. Hawkins, III.

THIS is improved property, known as: 501 Brick Church Park Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and its successors and assigns, forever; and, the Grantor further covenants with the said Grantee that Grantor 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 set forth on the attached **Exhibit "A"**. Grantor does further covenant and bind himself and his successors and assigns, to warrant and forever defend the title to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused their names to be affixed hereto this the 30th day of September, 2004.

William H. Hawkins, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William H. Hawkins, Trustee, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 30th day of September, 2004.

Notary Public
My Commission Expires: 4/10/05

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 1,350,000.00.

Affiant

Subscribed and sworn to before me this the 30th day of September, 2004.

J. TRENT LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public
My Commission Expires: 12/11/05

EXHIBIT "A"

to

SPECIAL WARRANTY DEED

Permitted Encumbrances

1. Taxes for the year 2005 and subsequent years, not yet due and payable. Map 060-00-0, Parcel 106.00

2. The Plan of Record in Book 8250, page 234, Register's Office for Davidson County, Tennessee shows an Owner's Certificate, and is subject to all matters as set forth therein.

3. Sanitary Sewers and/or Storm Drainage Easement, Book 6695, page 60 Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement in Book 8183, page 566, Register's Office for Davidson County, Tennessee.

5. Deeds of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services in Book 8664, page 92 and Book 8664, Page 97, Register's Office for Davidson County, Tennessee.

6. Restrictive Covenants contained in instrument of record in Book 7644, page 252, in Book 8255, page 536, and in Book 9338, page 19, Register's Office for Davidson County, Tennessee.

7. Access Easement Agreement of record in Instrument No. 20040930-0117781, Register's Office for Davidson County, Tennessee.

8. Matters shown on the ALTA/ACSM Land Title Survey dated September 22, 2004, prepared by R. Scot Cherry, Tennessee Registered Land Surveyor No. 1512, Cherry Land Surveying, Inc., 622 West Iris, Nashville, Tennessee 37204.