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GSRM
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This Prepared by and Return to:
Dyke Tatum, Attorney
Suite 200 Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

New Owner - Send Tax Bills:
Cloister Investments II, LLC
2621 Airwood Drive
Nashville, TN 37214
MAP/PARCEL 95-12-A-227CO

Davidson County DEEDWARR
Recvd: 10/29/04 14:59 4pgs
Fees:23.00 Taxes:925.00
20041029-0130196

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good valuable consideration, the receipt of which is hereby acknowledged by the Grantor, **CHAN MCCULLOUGH & VENTURE PROPERTIES**, organized under and existing pursuant to the laws of the United States, does hereby bargain, sell, transfer and convey unto **CLOISTER INVESTMENTS II, LLC**, THEIR successors and or assigns, the following certain tract or parcel of land in **DAVIDSON** County, Tennessee, described as:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said **CLOISTER INVESTMENTS II, LLC**, forever. SAID Grantor warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

WITNESS the execution hereby by **CHAN MCCULLOUGH & VENTURE PROPERTIES**, by **Chan McCullough**, its **President** this 28th day of October, 2004.

Chan McCullough

VENTURE PROPERTIES

BY: Chan McCullough, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Chan McCullough** the bargainor(s), 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 at Nashville, Tennessee, this 28th day of October, 2004.

Commission expires: 05/29/05

Notary Public **I. Dyke Tatum, Attorney**

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Chan McCullough** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his several oaths acknowledged himself to be the President, respectively, of **VENTURE PROPERTIES**, the within named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporation.

Witness my hand and official seal at office at Nashville, Tennessee this 28th day of October, 2004.

Notary Public **I. Dyke Tatum, Attorney**

My Commission Expires: 05/29/05

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this 28th day of October, 2004.

LINDA TURNER RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires

My Commission Expires JAN. 28, 2006

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1, ON THE PLAN OF LAKELAND SUBDIVISION, SECTION 2, PHASE 3, AS OF RECORD IN PLAT BOOK 9700, PAGE 310, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, FURTHER DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY TENNESSEE, BEING ALL OF THE SAME PROPERTY RECORDED ON THE PLAT OF "PUD BOUNDARY PLAT LAKELAND SECTION TWO" IN PLAT BOOK 7900, PAGE 102, R.O.D.C., TENNESSEE, SAID TRACT BEING MORE FULLY DESCRIBED ACCORDING TO BOUNDARY RETRACEMENT SURVEY OF R. H. MAXSON, III, TENNESSEE REGISTERED LAND SURVEYOR NO. 818, RAGAN-SMITH-MURPHY & ASSOCIATES, DATED AUGUST 15, 1990, JOB NO. 86-011, AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE NORTHEASTERLY CORNER OF THE HEREIN-DESCRIBED TRACT AND THE NORTHWESTERLY CORNER OF LOT 1 ON THE PLAT OF SECTION II, PHASE ONE LAKELAND OF RECORD IN PLAT BOOK 6250, PAGE 983, R.O.D.C., TENNESSEE; THENCE, WITH WESTERLY LINE OF SAID LOT 1, S44 DEG. 01' 13" E, 147.99 FEET TO AN IRON PIN SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF AIRWOOD DRIVE; THENCE, WITH SAID NORTHERLY RIGHT-OF-WAY LINE IN A NORTHEASTERLY DIRECTION WITH A 420.00 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 39.96 FEET TO AN IRON PIN SET, SAID CURVE HAS A CHORD BEARING AND DISTANCE OF N 48 DEG. 42' 20" E, 39.94 FEET; THENCE, CROSSING AIRWOOD DRIVE, S 38 DEG. 34' 08" E, 40.00 FEET TO AN IRON PIN SET IN THE SOUTHWESTERLY TERMINUS OF THE SOUTHERLY RETURN AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF AIRWOOD DRIVE AND THE WESTERLY RIGHT-OF-WAY LINE OF HIBBITTS ROAD; THENCE, IN A NORTHEASTERLY AND SOUTHEASTERLY DIRECTION WITH A 25.00 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 39.27 FEET TO AN IRON PIN SET, SAID CURVE HAS A CHORD BEARING AND DISTANCE OF S 83 DEG. 34' 08" E, 35.36 FEET; THENCE, WITH THE WESTERLY RIGHT-OF-WAY LINE OF HIBBITTS ROAD, S 38 DEG. 34' 08" E, 130.90 FEET TO AN IRON PIN SET; THENCE, WITH A 545.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 404.91 FEET TO AN IRON PIN SET, SAID CURVE HAS A CHORD BEARING AND DISTANCE OF S 59 DEG. 51' 11" E, 395.66 FEET; THENCE, LEAVING THE RIGHT-OF- WAY LINE OF HIBBITTS ROAD, S 07 DEG. 44' 10" E, 143.47 FEET TO AN EXISTING IRON PIN IN THE NORTHERLY LINE OF MEADOWVIEW ACRES OF RECORD IN PLAT BOOK 2133, PAGE 50, R.O.D.C., TENNESSEE; THENCE WITH SAID NORTHERLY LINE, S 89 DEG. 07' 30" W, 20.96 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, S 85 DEG. 59' 50" W, 100.25 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, S 83 DEG. 19' 28" W, 86.28 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, S 79 DEG. 24' 13" W, 119.20 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, S 75 DEG. 24' 54" W, 100.17 FEET TO AN EXISTING BROKEN CONCRETE MONUMENT; THENCE, S 71 DEG. 27' 55" W 155.23 FEET TO AN EXISTING BROKEN CONCRETE MONUMENT IN THE NORTHERLY LINE OF LAKELAND OF RECORD IN PLAT BOOK 2133, PAGE 15, R.O.D.C., TENNESSEE; THENCE, WITH SAID NORTHERLY LINE OF LAKELAND S 68 DEG. 13' 55" W, 139.98 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, S 64 DEC. 48' 45" W, 438.56 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, S 61 DEG. 20' 54" W, 503.30 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, S 62 DEG. 11' 02" W, 314.76 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, S 71 DEG. 47' 59" W, 136.89 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, S 66 DEG. 02' 37" W, 138.72 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, S 61 DEG. 43' 11" W, 101.19 FEET TO AN EXISTING CONCRETE MONUMENT IN THE SOUTHEASTERLY CORNER OF GATEWAY MISSIONARY BAPTIST CHURCH OF RECORD IN BOOK 3186, PAGE 542, R.O.D.C., TENNESSEE; THENCE, WITH THE EASTERLY LINE OF GATEWAY CHURCH, N 10 DEG. 18' 40" W, 184.96 FEET TO AN EXISTING IRON PIN IN THE SOUTHERLY LINE OF WOODBERRY PARK OF RECORD IN PLAT BOOK 2133, PAGE 119, R.O.D.C., TENNESSEE; THENCE, WITH SAID SOUTHERLY LINE, N 59 DEG. 17' 02" E, 433.06 FEET TO AN EXISTING CONCRETE MONUMENT IN A SOUTHEASTERLY CORNER OF WOODBERRY PARK; THENCE, WITH AN EASTERLY LINE OF WOODBERRY PARK, N 15 DEG. 40' 08" W, 293.60 FEET TO AN EXISTING CONCRETE MONUMENT IN A SOUTHERLY LINE OF WOODBERRY PARK; THENCE, WITH SAID SOUTHERLY LINE, N 71 DEG. 10' 44" E, 155.20 FEET TO AN EXISTING IRON PIN;

THENCE, N 64 DEG. 50' 35" E, 280.15 FEET TO AN EXISTING IRON PIN; THENCE, N 64 DEG. 36' 28" E, 378.49 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, N 56 DEG. 17" 56" E, 234.33 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, n 58 DEG. 18' 13" E, 245.79 FEET TO AN EXISTING IRON PIN; THENCE, N 11 DEG. 13' 17" E, 101.73 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE. N 55 DEG. 01' 40" E, 120.67 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Chan McCullough & Venture Properties by deed from Lakeland Village L.P. of record as Instrument No. 20011226-0141808, Register's Office for Davidson County, Tennessee.