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

Davidson County DEEDWARR
Recvd: 11/18/04 15:00 4pgs
Fees:23.00 Taxes:3078.77
20041118-0138817

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Keelee, Inc. 417 Crofton Park Lane Franklin, TN 37069	Same	Map/Parcel 148-10-137

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, Welton Investments, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Keelee, Inc., a Tennessee corporation ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit "A" attached hereto, together with all rights, privileges and appurtenances thereto and all buildings and land improvements thereon (the "Premises").

This is improved property known as 197 Haywood Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD the same unto Grantee, its successors and assigns, in fee simple forever but subject to the following.

1. Encroachments, protrusions, easements, changes in street lines, rights of way and other matters that would be revealed by a current survey on the ground and inspection of the Premises.
2. Recorded leases, agreements, easements, rights of way, covenants, conditions and restrictions as the same may be of present force and effect. Zoning regulations, ordinances, building restrictions, regulations and any violations thereof.
3. The lien for real property taxes for the year 2005, and any liens for special assessments which as of the date hereof, are not due and payable.

4. All matters shown on the plat recorded in Book 3842, Page 209, Register's Office for Davidson County, Tennessee.

Subject to the foregoing, Grantor covenants with Grantee that Grantor will warrant and defend title to the Premises against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument as of the 17th day of November, 2004.

GRANTOR:

WELTON INVESTMENTS, LLC,
a Tennessee limited liability company

By: _____

Title: Chief manager

STATE OF TENNESSEE
COUNTY OF Tennessee

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, John Jewell, 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 Chief Manager of Welton Investments, LLC, a Tennessee limited liability company and is authorized by said limited liability company to execute this instrument on its behalf.

Witness my hand, at office, this 17th day of November, 2004.

Bridget B. Ross
Notary Public

My commission expires:

9-24-2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $832,100.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 17 day of November, 2004.

My Commission Expires MAR. 25, 2008
My Commission Expires

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Phillips 66 Park, as shown on plat of record in Plat Book 3842, page 209, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Beginning at an iron pipe at the northeast corner of Lot 1 in Phillips "66" Park and the southerly margin of Haywood Lane; thence leaving said southerly margin of Haywood Lane South 02 deg. 17' West, 163.33 feet to a concrete monument at the southeast corner of Lot 1; thence South 79 deg. 46' 16" West, 200.00 feet to an iron pin at the southwest corner of Lot 1 and the easterly margin of Ezell Road; thence in a northerly direction along the easterly margin of Ezell Road and with a curve having a radius of 620.00 feet, 146.58 feet to a concrete monument; thence with said margin North 03 deg. 19' East, 51.33 feet to a concrete monument; thence in a northeasterly direction and along a curve having a radius of 25.00 feet, 39.27 feet to a concrete monument in a southerly margin of Haywood Lane; thence with said southerly margin South 86 deg. 41' East, 132.82 feet to a concrete monument; thence with said margin South 74 deg. 05' East, 52.18 feet to the point of beginning.

Being a portion of the property conveyed to Welton Investments, LLC, a Tennessee limited liability company, by Deed of Record in Book 10903, page 271, Register's Office for Davidson County, Tennessee.