Davidson County DEEDWARR
Recvd: 12/20/04 15:20 4pgs
Fees:23.00 Taxes:925.00
20041220-0151226

SPECIAL WARRANTY DEED

TO: Chace Holdings, LLC

FROM: SunTrust Bank, Trustee

THIS INSTRUMENT PREPARED BY:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Charles P. Yezbak, III 144 Second Avenue North, Suite 200 Nashville, TN 37219	Same	Map 93-10, Parcel 380

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $250,000.00.

Affiant

Sworn to and subscribed before me, this 17th day of December, 2004.

TRACI HENRY Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 29, 2006

Notary Public

My Commission Expires: 7-29-06

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **SunTrust Bank,** Trustee (successor to Third National Bank), under the will of Ralph L. Nichols (the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Chace Holdings, LLC** (hereinafter called the "Buyer"), and Buyer's successors and assigns all of Seller's interest in certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple. Seller further covenants and binds itself, its representatives, successors and assigns to warrant and defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming by through or under Seller (other than claims arising out of the matters set forth in Exhibit B hereto). Wherever used,

the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 17th day of December, 2004.

SELLER: SUNTRUST BANK, TRUSTEE
(successor to Third National Bank)
Trustee under the will of Ralph L. Nichols

By: _____
David P. Rogers, Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David P. Rogers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of SunTrust Bank, Trustee, the within named bargainor, a state banking association and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the bank by himself as Vice President.

Witness my hand and seal at office in Nashville, Tennessee, this 17th day of December, 2004.

Traci Henry
Notary Public

My Commission Expires:
7-29-06

TRACI HENRY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires July 29, 2006

EXHIBIT A

PROPERTY DESCRIPTION

Land lying in Davidson County, Tennessee, being more particularly described as follows:

Tract 1:

Beginning at the northwest corner of the intersection of Cherry Street (now 4th Avenue So.) and Elm Street in South Nashville and running with the line of said Cherry Street one hundred and two feet six inches, thence westwardly at right angles with said Cherry Street along the line of the lot conveyed by the heirs of Thomas Hill, to M. H. Howard on January 15, 1847, one hundred and two feet to the northeast corner of the lot conveyed by M. H. Howard to William Haley, January 26, 1847, Book 9, page 375; thence at right angles, parallel to said Cherry Street, at a course about South 34° East one hundred and two feet six inches or to the northwest margin of said Elm Street; thence with line of said Elm Street to the beginning.

Being the same property conveyed to SunTrust Bank, Trustee (successor to Third National Bank) for benefit of Gene Padgett, by Deed of Record in Book 4863, page 154, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in Davidson county, Tennessee, described as follows:

Beginning at a point on the westerly margin of 4th Avenue South (formerly Cherry Street) 102 feet 6 inches north along said westerly margin from the northerly margin of Elm Street, the northeasterly corner of property conveyed to Trustees of Central Baptist Church by deed from the Trustees conveyed to Trustees of Central Baptist Church by deed from the Trustees of the Second or Cherry Street Baptist Church, of record in Book 2695, page 129, Register's Office for said County; thence westerly along the northerly line (extended) of said Central Baptist church property 162 feet to the easterly margin of an alley; thence northerly 100 feet with said alley to a point; thence easterly at right angles with said alley 162 feet to the easterly margin of an alley; thence northerly 100 feet with said alley to a point; thence easterly at right angles with said alley 162 feet to the westerly margin of 4th Avenue South (formerly Cherry Street) thence with such westerly margin 100 feet south to the beginning.

Being the same property conveyed to SunTrust Bank, Trustee (successor to Third National Bank) for benefit of Gene Padgett, by Deed of Record in Book 4863, page 747, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2005 and subsequent years.