Davidson County DEEDWARR
Recvd: 01/03/05 14:32 3 pgs
Fees:18.00 Taxes:370.00
20050103-0000665

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
c/o Mark McDonald 3841 Green Hills Village Drive, Suite 400 Nashville, TN 37215	034-10-0 121.00	c/o Mark McDonald 3841 Green Hills Village Drive, Suite 400 Nashville, TN 37215

This instrument prepared by: Elwood H. Camp, III, Attorney at Law, c/o Newton Oldacre McDonald, 3841 Green Hills Village Drive, Suite 400, Nashville, TN 37215

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, RIVERGATE STATION JOINT VENTURE (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to ROBERT O. FRENSLEY (as a 75% tenant-in-common), G.WILLIAM COBLE (as a 12 ½% tenant-in-common) and MARK MCDONALD (as a 12 ½% tenant-in-common) (collectively, the "Grantees"), Grantees' heirs, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

This is unimproved property, known as 400 Edenwold Drive, Madison, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs, successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs, successors and assigns, against the lawful claims of all persons whomsoever, claiming by, through or under Grantor, except that no warranty is made as to the amount of acreage in the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 100,000.00.

E. Camp
Affiant

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

JULIA FRANKS LOYD
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Julia Franks Loyd
Notary Public
My Commission Expires: May 30, 2007

IN WITNESS WHEREOF, the Grantor has executed this Deed this 30th day of December, 2004.

RIVERGATE STATION JOINT VENTURE

By: _____
Robert O. Frensley, Joint Venture Partner

By: _____
G. William Coble, Joint Venture Partner

By: _____
Mark McDonald, Joint Venture Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert O. Frensley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon his oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing as his free act and deed.

Witness my hand seal at office this 30th day of December, 2004.

_____
Notary Public

My Commission Expires: May 30, 2007

JULIA FRANKS LOYD NOTARY PUBLIC SEAL AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared G. William Coble, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon his oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing as his free act and deed.

Witness my hand seal at office this 30th day of December, 2004.

_____
Notary Public

My Commission Expires: May 30, 2007

JULIA FRANKS LOYD NOTARY PUBLIC SEAL AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mark McDonald, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon his oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing as his free act and deed.

Witness my hand seal at office this 30th day of December, 2004.

_____
Notary Public

My Commission Expires: May 30, 2007

JULIA FRANKS LOYD NOTARY PUBLIC SEAL AT LARGE DAVIDSON COUNTY, TENN.

Exhibit "A"

Legal Description

Land in Davidson County, Tennessee, being Lot 3, Section 4, Subdivision of Rivergate Station, of record in Plat Book 7900, Page 18, RODC, Tennessee.

Being the same property conveyed to Rivergate Station Joint Venture on November 22, 1989, by deed recorded in Deed Book 7989, Page 554, RODC, Tennessee.