THIS INSTRUMENT PREPARED BY:
Stokes Bartholomew Evans & Petree, P.A. (RRC)
424 Church Street Suite 2800
Nashville, Tennessee 37219

PICK-UP

Davidson County DEEDWARR
Recvd: 01/04/05 15:08 5 pgs
Fees:28.00 Taxes:1665.00
20050104-0001352

ADDRESS NEW OWNER
Frank-Nash Properties
609 Enquirer Avenue
Nashville, Tennessee 37205

SEND TAX BILL TO:
Same

MAP-PARCEL
Map-Parcel 92-11-64
Map-Parcel 92-11-67

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **H.G. HILL REALTY COMPANY**, a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey, unto **FRANK-NASH PROPERTIES**, a Tennessee general partnership (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on Exhibit B attached hereto and incorporated herein by this reference.

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 Grantee's successors and assigns forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 31st day of December, 2004.

H.G. HILL REALTY COMPANY

By: _____

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Deborah Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Vice President of H.G. HILL REALTY COMPANY, the within named bargainor, a Tennessee corporation, and that she as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Vice President.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 23rd day of December, 2004.

Linda J. Boggess
Notary Public

My Commission Expires: 2-25-06

LINDA J. BOGGESS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

274051.1/10323.2

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

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

Notary Public

My Commission Expires: November 22, 2008

STELLA M. McDANIEL
NOTARY
PUBLIC
AT
LARGE
DAVIDSON CO., TENN.

274051.1/10323.2

EXHIBIT A

Legal Description

Being a parcel of land in Nashville, First Civil District, Twenty-First Councilmanic District, Davidson County, Tennessee, located north of Charlotte Avenue, West of Twentieth Avenue North and south of Clifton Avenue, said parcel being part of Lot 1 and all of Lots 2, 3 and 4 as shown on the plan of Mrs. M. J. Weakley's Subdivision of record in Plat Book 421, Page 108, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the northwesterly intersection of Charlotte Avenue and Twentieth Avenue North;

THENCE, along the northerly right-of-way line of Charlotte Avenue, S 76° 03' 37" W, 222.89 feet to an existing iron pin;

THENCE, leaving said right-of-way, N 06° 42' 31" W, 135.40 feet to a point in the southerly right-of-way line of Clifton Avenue;

THENCE, along said southerly right-of-way line, S 82° 06' 44" E, 222.46 feet to a point in the westerly right-of-way line of Twentieth Avenue North;

THENCE, along said westerly right-of-way line, S 13° 12' 00" E, 51.61 feet to the point of beginning;

Containing 20,326 square feet or 0.47 acres, more or less.

Being the same property conveyed to H.G. HILL REALTY COMPANY, by deeds of record in Book 1198, page 205, and Book 4012, page 853, said Register's Office.

EXHIBIT B

Permitted Encumbrances

NONE