Davidson County DEEDWARR
Recvd: 02/07/05 13:54 4 pgs
Fees:23.00 Taxes:3120.49
20050207-0014133

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

ADDRESS NEW OWNER:

SC VENTURES PARTNERSHIP
5250 Virginia Way, Suite 155
Brentwood, TN 37027
ATTN: G. Nelson Crowe, II

PARTY RESPONSIBLE FOR PAYMENT OF TAXES:
Same

MAP-PARCEL NO.:
Map: 170
Parcel: 8.0

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Eight Hundred Forty-Three Thousand Three Hundred Seventy-Five and No/100 ($843,375.00) Dollars, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged by JOHN A. LEE, JR. ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto SC VENTURES PARTNERSHIP, a Tennessee general partnership ("Grantee"), Grantee's successors and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A," attached hereto and incorporated herein by this reference (the "Property").

This is improved property known as 5038 Thoroughbred Lane, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD, the Property with the appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered except for those matters set forth in Exhibit "B," attached hereto and incorporated herein by this reference.

Grantor further covenants and binds himself, Grantor's heirs and assigns, to warrant and forever defend the title to the property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

Grantor warrants that the Property is not and has not been the principal residence of Grantor or of Grantor's spouse.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $843,375.00.

AFFIANT

Subscribed and sworn to before me this 4th day of February, 2005.

Notary Public

My Commission Expires:
9-24-05

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on this 4th day of February, 2005.

GRANTOR:

JOHN A. LEE, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Charles B. Lawson, III, a Notary Public in and for said State and County, the within named JOHN A. LEE, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 4th day of February, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
9-24-05

EXHIBIT "A"
LEGAL DESCRIPTION

BEING land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Resubdivision of Tract I, Maryland Farms East Park Subdivision, of record in Plat Book 6250, Page 1, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to John A. Lee, Jr. by Warranty Deed from AFPC Churchill Venture of record as Instrument No. 20040930-0117878, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
TITLE EXCEPTIONS

1. Metropolitan Nashville and Davidson County ad valorem real property taxes for calendar year 2005, a lien, but not presently due and payable.

2. All matters shown on the plat of record in Plat Book 6250, Page 1, Register's Office for Davidson County, Tennessee ("RODC").

3. Declaration of Restrictive Covenants and Owner's Association for Maryland Farms East Park of record in Book 6185, Page 274, RODC.

4. Declaration of Restrictive Covenants and Owners Association for Churchill Place of record in Book 6269, Page 520, RODC, as amended by a First Amendment to Declaration of Restrictive Covenants and Owners Association for Churchill Place of record as Instrument No. 20040312-0028674, RODC.

5. Restrictive Covenant of record in Book 6311, Page 329, RODC.

6. Any rights, interest or claims affecting the Property which a correct survey would disclose and which are not shown by the public records.