31B
SIR

SPECIAL WARRANTY DEED

TO:	C. Mark Carver, Trustee	This instrument was prepared by: Sherrard & Roe, PLC 424 Church Street, Suite 2000 Nashville, TN 37219
FROM:	Mark Vastola and wife, Jacqueline Christina Vastola	

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
C. Mark Carver, Trustee Attn: Marketstreet Equities 138 Second Avenue, North, Suite 300 Nashville, TN 37201	Same	Map 92-16, Parcel 343

Davidson County DEEDWARR
Recvd: 02/28/05 15:12 5 pgs
Fees:28.00 Taxes:4573.20
20050228-0021804

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,236,000.00

Affiant

Sworn to and subscribed before me, this 28th day of February, 2005.

My Commission Expires: 7-29-06

Notary Public

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

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, **Mark Vastola and wife, Jacqueline Christina Vastola** (hereinafter collectively called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **C. Mark Carver, Trustee** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land 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.

This is improved property located at 1707 Division Street, Nashville, Tennessee.

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 specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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 28th day of February, 2005.

SELLER:

Mark Vastola

Jacqueline Christina Vastola by Mark Vastola
by Durable General Power of Attorney
dated November 7, 1997

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mark Vastola, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 28th day of February, 2005.

Notary Public

My Commission Expires: 7-29-06

TRACI HENRY
Notary Public At Large
DAVIDSON COUNTY, TENN.

My Commission Expires
July 29, 2006

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mark Vastola 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 foregoing instrument on behalf of Jacqueline Christina Vastola, the within named bargainor, pursuant to Durable General Power of Attorney of record in the Register's Office for Wilson County, Tennessee at Book 696, page 840 and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Jacqueline Christina Vastola by himself pursuant to such power of attorney.

Witness my hand and seal at office in Nashville, Tennessee, this 28th day of February, 2005.

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 in Davidson County, Tennessee, being Lot Nos. 2 and 3, on the Plan of O.B. Haynes Plan of Small Lots, as shown on plat of record in Plat Book 547, page 40D, in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Mark Vastola, by deed of record in Instrument No. 20040805-0094369, Register's office of Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2005 and subsequent years.