Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Key Investments, Inc. P. O. Box 1569 Brentwood, TN 37024	Map 159 Parcels 98, 99, 244 Portion of Map 159 Parcel 95	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

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, Bright Hour Trust, acting by and through Calvin Houghland, Trustee, having the full power and authority to transfer the herein described property without the joinder of any Beneficiary or other party, (the "Grantor") has bargained and sold, and by these presents transfers and conveys to Key Investments, Inc., a Tennessee corporation (the "Grantee"), Grantee's 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 reference (the "Property").

This conveyance is subject to any and all liens, encumbrances, easements and other matters of record in Davidson County Register of Deed's Office which apply to the herein described property, together with rights of any parties in possession of the described property or any portion thereof.

This is improved property located on Old Hickory Boulevard, Nashville, Davidson County, Tennessee.

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to the Property to the Grantee, Grantee's 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.

Davidson County DEEDWARR
Recvd: 03/08/05 15:15 4 pgs
Fees:23.00 Taxes:21552.50
20050308-0025856

STATE OF TENNESSEE:
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $5,825,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of January, 2001.

Loretta B. Lane
Notary Public
My Commission Expires: 3/23/2008

LORETTA B. LANE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has executed this Deed this 2nd day of January, 2001.

CALVIN HOUGHLAND, TRUSTEE FOR BRIGHT HOUR TRUST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Loretta B. Lane, Notary Public, Calvin Houghland, Trustee for Bright Hour Trust with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of January, 2001.

Loretta B. Lane
Notary Public
My Commission Expires: 3/23/

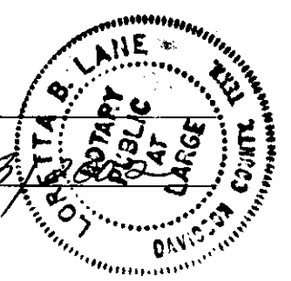


EXHIBIT A

Being a parcel of land located in the City of Oak Hill, Metropolitan Nashville-Davidson County, Tennessee, a portion of the Calvin Houghland property as recorded in deed book 9975, page 714, bounded on the west by Houghland, north by Radnor Lake State Natural Area, east by Radnor Lake State Natural Area, Houghland, and Woodward Hills Subdivision, south by Old Hickory Boulevard, being more particularly described as follows:

Beginning at a point on the northerly margin of Old Hickory Boulevard at the southeast corner of the tract herein described, being the southeast corner of Houghland's 127 acre tract as recorded in deed book 1762, page 190, formerly the southwest corner of Ward as recorded in deed book 4537, page 990, now being the southwest corner of Woodward Hills subdivision as recorded in plat book 9700, page 900; thence

along the northerly margin of Old Hickory Boulevard westerly approximately 1530 feet to a point lying about 63 feet west of the Oak Hill city limits; thence,

leaving Old Hickory Boulevard along new division lines severing the Houghland property northerly along the westerly side of a board fence about 750 feet; leaving the fence northwesterly about 1230 feet to a point in the saddle of two hills at approximate elevation 827.9 feet; northeasterly with the meanders of the westerly side of a ridge about 1500 feet to a high point at approximate elevation 1148.9 feet; northerly approximately 120 feet to a point on the original northerly boundary of Houghland with the State of Tennessee property as recorded in deed book 10294, page 407, being the northwest corner of the tract herein described; thence,

along said northerly boundary with the Radnor Lake State Natural Area property easterly 369 feet to the southeast corner of the State of Tennessee 6.614 acre tract, southeasterly 135.55 feet to the northwesterly corner of Key Investments 3.69 acre tract as recorded in deed book 2200, page 612; continuing with the Radnor Lake property southeasterly 318.19 feet; continuing with the Radnor Lake property southeasterly 487.15 feet to a point at the southeast corner of said 3.69 acre tract; southeasterly 187.57 feet to a point at the northwest corner of Key Investments 14.3 acre tract as recorded in deed book 7088, page 948; continuing with the Radnor Lake property and the northerly boundary of the 14.3 acre tract southeasterly 388.57 feet; southerly 753.16 feet; northeasterly 115.11 feet; southeasterly 199 feet to a point at the northeasterly corner of a 2.43 acre residential lot (Parcel 99) , in all 298.54 feet; thence

leaving the Radnor Lake property along the southerly line of the 2.43 acre lot and the westerly line of Houghland's 12.49 acre tract as recorded in deed book page southwesterly 111.41 feet; southerly 307.74 feet to a point in an easement road; thence,

along the southerly line of said 2.49 acre lot, same being the northerly line of Woodward Hills Subdivision northwesterly 216 feet; southwesterly 215; westerly 460 feet to a point at the northwest corner of Woodward Hills and the southwest corner of Key Investments 14.3 acre tract; thence,

continuing along the westerly line of Woodward Hills in a southerly direction approximately 1328 feet to the beginning, containing 126.5 acres, more or less, including but excluding the following described 8.5 acre parcel which contains the main residence located on the Houghland property, for a net acreage of 118 acres, more or less.

Beginning at a point on the west side of a driveway at the northwesterly corner of a 5.19 acre residential tract, said point lying 321.41 feet west of the original division line between Key Investments 127 acre tract and the 14.3 acre tract; thence,

along the westerly boundary of said 5.19 acre tract southerly 111.56 feet to a point on the west side of the driveway; southwesterly 57.81 feet to a tree on the north side of the driveway; thence,

along a new division line severing the 127 acre tract westerly approximately 260 feet to a point in the driveway; southerly with said driveway approximately 380 feet to a point in the driveway lying about 150 feet south of the main residence on the tract herein described; leaving the driveway westerly approximately 300 feet to a point; northerly along a line passing abut 200 feet west of the residence approximately 460 feet to a point, easterly along a line passing 250 feet north

of the residence approximately 950 feet to a point about 60 feet northeast of a large shed, southeasterly approximately 140 feet; southerly 100 feet to a point about 110 feet east of a stable; southwesterly about 100 feet to the beginning, containing approximately 8.5 acres, more or less.

Being a portion of the property conveyed to Calvin Houghland by deed of record in Book 9975, page 714, Register's Office for Davidson County, Tennessee, as further conveyed to Bright Hour Trust by deed of record as Instrument No. 20001214-0123115, Register's Office for Davidson County, Tennessee.