Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Bright Hour Trust P. O. Box 1569 Brentwood, TN 37024	Map 159, Par. 72	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, Key Investments, Inc., a Tennessee corporation (formerly Brentwood Realty and Investment Co.) (the "Grantor") has bargained and sold, and by these presents transfers and conveys to Bright Hour Trust, created pursuant by Trust Agreement dated December 31, 2000, and being evidenced by Memorandum recorded as Instrument N. 20001214-0123114, Register's Office for Davidson County, Tennessee (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 itself, its successors 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.

*Calvin Houghland, Trustee of

Davidson County DEEDWARR
Recvd: 03/09/05 10:11 3 pgs
Fees:18.00 Taxes:7585.00
20050309-0026074

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,050,000.00

C Houghland
Affiant

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

Loretta B. Lane
Notary Public
My Commission Expires 3-23-2002

LORETTA B. LANE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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

KEY INVESTMENTS, INC.
(Formerly Brentwood Realty and Investment Co.)

By: James Sachorka

Title: V.P. Treasurer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Loretta B. Lane, Notary Public, James Sachorka with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Vice Pres.-Treasurer Key Investments, Inc., a Tennessee corporation and is authorized to execute this instrument on behalf of said corporation.

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

Loretta B. Lane
Notary Public
My Commission Expires: 3/23/2002

LORETTA B. LANE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

Being a parcel of land located in Metropolitan Nashville-Davidson County, Tennessee, bounded on the west by Houghland, Oman Drive and the Metropolitan Water and Sewer Department lot, north by Vanderbilt University, east by Radnor Lake State Natural Area, south by Houghland, being more particularly described as follows:

Beginning at a point on the southerly margin of Oman Drive at the northeast corner of Houghland's 2.80 acre tract as recorded in deed book 3073, page 145, lying on the original westerly boundary of the parent tract south of the southwest corner of the McCoehen Development 25.02 acre tract as recorded in deed book 9603, page 406; thence

along the easterly margin of Oman Drive northerly approximately 1009 feet to a point at the southwest corner of the Metropolitan Nashville Water and Sewer Department 0.7 acre lot as recorded in Circuit Court docket number 89C-2290; thence,

along the bounds of said 0.7 acre lot easterly 145 feet; northerly 125 feet; northwesterly 201 feet; westerly 20 feet to a point on the easterly margin of Oman Drive; thence,

along said margin of Oman Drive northerly approximately 717 feet to a point at the easterly terminus of Oman Drive on the westerly boundary of the Vanderbilt University property as recorded in deed book 2196, page 332; thence

leaving Oman Drive along the westerly boundary of Vanderbilt University with its courses in a southerly direction approximately 963 feet; along the southerly boundary 88 feet; along the easterly boundary with its courses in a northerly direction approximately 430 feet; northeasterly 264 feet; easterly 323 feet to a point on the westerly boundary of the State of Tennessee property at the northeast corner of the tract herein described; thence,

along said westerly boundary of the Radnor Lake State Natural Area property with its courses in a southerly direction approximately 1412 feet; thence,

along the northerly boundary of Houghland's 215.5 acre tract as recorded in deed book 9975, page 714 with its courses westerly 290 feet; southerly 200 feet; southwesterly 350 feet; southerly 120 feet; westerly along a fence 850 feet to a point on the original westerly boundary of the parent tract; thence,

along the easterly boundary of Houghland's 2.80 acre tract in a northerly direction approximately 508 feet to the beginning, containing 44 acres more or less.

Being part of the same property conveyed to Brentwood Realty and Investment Co. by deed of record in Book 3162, page 163, Register's Office for Davidson County, Tennessee. Brentwood Realty and Investment Company having since merged into Key Investment, Inc. by instrument of record in Book 9603, page 402, said Register's Office.