Box 57

Davidson County DEEDWARR
Recvd: 04/01/05 12:28 4 pgs
Fees:23.00 Taxes:11821.90

20050401-0035479

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
17th Floor, AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $3,195,108.00

HWE
AFFIANT

Subscribed and sworn to before me, this 31st day of March, 2005.

Amy D. Nix
NOTARY PUBLIC

AMY D. NIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7-19-08

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Benevolent Healthcare Foundation d.b.a. Project C.U.R.E. 2300 Clifton Ave Nashville, TN 37209	Same	Map 92-7 Parcel 293

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

CLIFTON PARTNERS, LLC, a Tennessee limited liability company ("Grantor") does hereby bargain, sell, transfer and convey unto Benevolent Healthcare Foundation d.b.a. Project C.U.R.E., a Colorado not for profit corporation ("Grantee") its successors and assigns, all its right, title and interest in and to property located in Davidson County, Tennessee and more particularly described as follows:

See Exhibit A attached hereto
Being the same property conveyed to **CLIFTON PARTNERS, LLC** by deed from Metroplex, Ltd of record in Book 10016, Page 434, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to matters shown on Exhibit B attached hereto.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Benevolent Healthcare Foundation d.ba.

Project C.U.R.E., its successors and assigns, forever.

AND **CLIFTON PARTNERS, LLC**, does covenant with the said Benevolent Healthcare Foundation d.ba. Project C.U.R.E., that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for matters listed herein to which this conveyance is subject.

AND **CLIFTON PARTNERS, LLC** does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said Benevolent Healthcare Foundation d.ba. Project C.U.R.E., its successors and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, this Warranty Deed has been executed this _____ day of February, 2005.

CLIFTON PARTNERS, LLC

BY: _____
William E. Knestrick, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William E. Knestrick, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of **Clifton Partners, LLC**, the bargainor, a limited liability company, and that he as such Chief Manager, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the company as such Chief Manager .

WITNESS my hand and official seal at Nashville, Tennessee, on this 30th day of March, 2005.

_____
NOTARY PUBLIC

My Commission Expires: 7-19-08

AMY D. NIX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located in the northwesterly quadrant of the intersection of Clifton Pike and the Seaboard System Railroad, being property conveyed to Gray and Dudley Hardware Company, by deeds of record in Book 312, page 622, Book 314, page 379, Book 350, page 177, Book 460, page 63, Book 460, page 64, Book 672, page 780, Book 3980, page 492, Book 4389, page 158 and Book 4568, page 60, R.O.D.C., TN., and being more particularly described according to a survey by Barge-Waggoner Sumner & Cannon by William C. Watson, licensed surveyor, file No. 2656 01 dated Oct. 10, 1986 last revised 8-7-87, to-wit:

Beginning at the point of intersection of the northerly margin of Clifton Pike and the northwesterly margin of Seaboard System Railroad; thence, with said northerly margin of Clifton Pike N 87 deg. 12' W, 103.45 feet to a point; thence, leaving said northerly margin with the easterly line of property conveyed to John Walsh by deed of record in Book 5651, page 692, R.O.D.C., the following calls: N 42 deg. 33' E, 130.84 feet to a point; N 05 deg. 07' *E,* 204.83 feet to a point; N 13 deg. 07' W, 77.75 feet to a point; N 02 deg. 41' W, 188.80 feet to an iron pin in the southeasterly margin of the Illinois Central Gulf Railroad; thence, with said southeasterly margin the following calls: with a curve to the left 270.20 feet to a point, said curve having a central angle of 13 deg. 13', a radius of 1171.28 feet, a tangent of 135.70 feet and a chord of N 46 deg.40' *E* 269.60 feet; N 30 deg. 19' E, 107.46 feet to a point; with a curve to the left 68.20 feet to a point, said curve having a central angle of 02 deg. 08', a radius of 1,825.03 feet, a tangent of 34.10 feet and a chord of N 29 deg. 15' E, 68.20 feet; N 28 deg. 11' E, 103.81 feet to a point; with a curve to the right 574.24 feet to a point in the southerly margin of Batavia Street, said curve having a central angle of 35 deg. 06', a radius of 937.42 feet, a tangent of 296.45 feet and a chord of N 45 deg. 44' E 565.30 feet; thence with said southerly margin N 63 deg. 03' E 131 . 08 feet to a point; thence, with said southerly margin N 69 deg. 47' E, 25.13 feet to a point; thence, continuing with said southerly margin N 75 deg. 30' E, 119.38 feet to a point; thence, leaving said southerly margin with the westerly line of property conveyed to Alton Box Board by deed of record in Book 5567, page 179, R.O.D.C., S 24 deg. 56' E, 422.81 feet to a point in the northwesterly margin of Seaboard System Railroad; thence, with said margin the following calls: S 51 deg. 12' W, 90.90 feet to a point; S 52 deg. 51' W, 53.00 feet to a point; S 48 deg. 05' W, 25.00 feet to a point; N 31 deg. 47' W, 26.29 feet to a point; S 47 deg. 02' W, 51.87 feet to a point; S 47 deg. 56' W, 50.10 feet to a point; S 47 deg. 34' W, 100.00 feet to a point; S 47 deg. 04' W, 100.00 feet to a point; S 43 deg. 10' E, 10.00 feet to a point; with a curve to the left 1,037.08 feet to a point, said curve having a central angle of 05 deg. 01', a radius of 11,827.86 feet, a tangent of 518.88 feet and a chord of S 44 deg. 19' W, 1036.75 feet; S 41 deg. 49' W, 95.12 feet to the point of beginning, containing 666,682 square feet or 15.30 acres, more or less.

Being the same property conveyed to Clifton Partners, LLC by deed from Metroplex, Ltd of record in Book 10016, Page 434 Register's Office for Davidson County, Tennessee.

EXHIBIT B

List of Existing Title Exceptions to the Property

Taxes: 2005 property taxes, a lien but not yet due and payable.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed as defined by statute. The company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. Sec. 67-5-603, et seq.

(b) Subject to the charter right of way of CXS Transportation along the southerly property line.

(c) A sanitary sewer easement of record in Book 1755, page 16, said Register's Office.

(d) Easement for railway track number 68 and the right to maintain same along the westerly line as well as 100 foot setback line in the southwest corner, all of record in Book 3980, page 492, said Register's Office.

(e) 20 foot ingress and egress easement along the westerly boundary line of record in Book 5651, page 692 together with rights of others in and to said easement.

(f) Property subject to right to build overhead bridge or underpass at Clifton Pike railroad crossing of record in Book 312, page 622 and Book 314, page 377, said Register's Office.

(g) No assurance is afforded as to the precise amount of acreage contained in the subject property.

(h) Matters shown on survey of the subject property by Dale & Associates dated August 2, 1999.

(i) Stormwater Detention Agreement of record as Instrument Number 20040727-0089697, said Register's Office.

(j) Matters shown on Final Plat of Project Cure Industrial Subdivision recorded as instrument number 200501070002766, Register's Office for Davidson County, Tennessee.