This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, North, Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 05/03/05 10:31 4 pgs
Fees:23.00 Taxes:7030.00
20050503-0049068

ADDRESS NEW OWNER:
James H. Benson and wife, Judy L. Benson
324 Westchester Drive
Madison, TN 37115

SEND TAX BILL:
New Owner

MAP AND PARCEL:
Map 60-8
Parcel 10

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantee named herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged **Midland Dickerson Development, LLP, a Tennessee limited liability partnership**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **James H. Benson and wife, Judy L. Benson** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

All that tract or parcel of land described in Exhibit "A".

This conveyance is subject to those matters set forth in Exhibit "B" which is attached hereto and incorporated herein by this reference.

This is improved property located at 3046 Dickerson Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims by and through the Grantor, but not further. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 15 day of April, 2005.

Midland Dickerson Development, LLP

BY: _____
William H. Parham, Jr.,
Managing Partner

STATE OF Florida)
COUNTY OF Duval)

Before me, the undersigned, of the state and county aforesaid, personally appeared William H. Parham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Partner of Midland Dickerson Development, LLP, the within named bargainor, a limited liability partnership, and that he as such Managing Partner executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability partnership by himself as such Managing Partner.

Witness my hand and official seal this 15 day of April, 2005.

Notary Public

My Commission Expires: TINA J. WILLIAMS MY COMMISSION #DD289986 EXPIRES: February 13, 2008 Bonded Thru Western Surety Company

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $1,900,000.00.

AFFIANT

Subscribed and sworn to before me
this 27th day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 11-25-06 MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Arthur Payne Property as of record in Plat Book 5200, page 252, Register's Office for Davidson County, Tennessee, and described as follows, to-wit:

Beginning at a concrete monument found (CMF) at the southeasterly corner of Charles Little, as recorded in Deed Book 10837, page 756, R.O.D.C., said monument being on the westerly right-of-way of Dickerson Pike; thence with said right-of-way, the following calls S 04 deg. 34' 45" W, 108.29 feet to an iron pin set (IPS); thence with a curve to the right, said curve having a radius of 5299.16, a length 166.37 and chord, bearing and distance of S 05 deg. 28' 46" W, 166.37 feet to IPS at the northeasterly corner of Belz Investment Company, as recorded in Deed Book 4878, page 533, R.O.D.C.; thence with Belz Investment Company N 80 deg. 01' 37" W, 471.00 feet to an IPS; thence with the common line of Lots No. 1 and 2; the following calls: N 09 deg. 53' 23" E, 258.28 feet to an IPS; S 83 deg. 15' 15" E, 70.54 feet to an IPS; N 06 deg. 44' 45" E, 90.00 feet to an IPS; S 83 deg. 15' 15" E, 9.00 feet to IPS; N 07 deg. 29' 53" E, 77.43 feet to IPS on the southerly right-of-way of Ewing Lane; thence with said right-of-way, S 80 deg. 05' 02" E, 220.76 feet to a CMF at the northwesterly corner of Charles Little; thence with Little the following calls: S 04 deg. 36' 01" W, 156.35 feet to a CMF, S 79 deg. 40' 28" E, 141.76 feet to the point of beginning. Containing 3.69 acres, more or less, as surveyed by Arrowhead Survey, J. Mark Cantrell, TN RLS No. 1859, on March 31, 2005.

Being part of the same property conveyed to Midland Dickerson Development, LLP, a Tennessee limited liability partnership, by Special Warranty Deed from Elizabeth Ann Payne and Julia Lynn Payne as devisees under the Last Will and Testament of Arthur W. Payne, of record in Instrument Number 20031031-0160401, Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

This conveyance is subject to the following limitations:

1. 2005 taxes, which have been prorated and assumed by the Grantee
2. Lease by and between Harlan Enterprises, Lessor and Pic 'N Pay Shoes of Tennessee, Inc., Lessee, a Memorandum of which is of record in Book 5420, page 389 and modified in Book 5439, page 888, Register's Office for Davidson County, Tennessee.
3. Lease by and between Harlan Enterprises, Lessor, and Super X Drugs Corporation, Lessee, of record in Book 5437, page 902, said Register's Office.
4. Unrecorded Lease by and between Dickerson Associates, Lessor, and Hai Ho d/b/a Lee Nails, Lessee.
5. Lease by and between Harlan Enterprises, Lessor, and The Kroger Co., Lessee, of record in Book 5367, page 81, said Register's Office.
6. Overhead Line Easement of record in Book 5624, page 761, Register's Office for Davidson County, Tennessee.
7. All matters shown on the Plan of record in Plat Book 5200, page 252, said Register's Office.
8. All matters shown on a survey made by Arrowhead Surveyors dated October 1, 2003 as updated on March 31, 2005.
9. Overhang Easement of record in Book 5606, page 252, said Register's Office.