NEW OWNER
AND
RESPONSIBLE TAXPAYER:

HDJW Properties, LLC
6400 Powers Ferry Road
Suite 400
Atlanta, GA 30339
Attn: Peter Hartman

Map & Parcel # 181-10 and
Map & Parcel # 181-196

Improved Property located at
6815 and 6821 Nolensville Road,
Brentwood
Davidson County, TN

THIS INSTRUMENT PREPARED BY
AND
AFTER RECORDING RETURN TO:

Peter M. Hartman Esq.
Hartman, Simons, Spielman & Wood, LLP
6400 Powers Ferry Road, NW
Suite 400
Atlanta, Georgia 30339

Davidson County DEEDWARR
Recvd: 08/17/05 09:26 5 pgs
Fees:28.00 Taxes:7215.00
20050817-0097465

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 11 day of August, 2005 between **EDMONDSON CHAPEL MISSIONARY BAPTIST CHURCH, INCORPORATED**, a Tennessee Non-Profit Corporation, a/k/a EDMONDSON CHAPEL MISSIONARY BAPTIST CHURCH, ("Transferor") and **HDJW PROPERTIES, LLC,** a Georgia Limited Liability Company ("Transferee");

W I T N E S S E T H:

Transferor, in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration from Transferee, the receipt of which is hereby acknowledged, does hereby convey to Transferee, its heirs, successors, and assigns, the real property situated in the County of Davidson and State of Tennessee which is more particularly described on **Exhibit "A"** attached hereto, together with any appurtenances thereto, and together with any estate, right, title, interest, or claim of Transferor, either in law or equity, to the above premises.

The property described in **Exhibit "A"** is not the usual place of residence of the Transferor, their spouses or their children.

Transferor covenants that it is lawfully seized in fee simple of the premises; that it has a good and lawful right to sell and convey the same; and that said property is free and clear and unencumbered, with the exception of those matters set forth on **Exhibit "B"** attached hereto.

Transferor further covenants that it will warrant and defend the title to said premises unto the Transferee, its successors and assigns, against the lawful claims of all parties claiming by, through, or under Transferor, but no further or otherwise.

IN WITNESS WHEREOF, the said Transferor has caused this instrument to be executed the day and year first above written.

Edmondson Chapel Missionary Baptist Church, Incorporated, a Tennessee Non-Profit Corporation, a/k/a Edmondson Chapel Missionary Baptist Church

By: Joe F. Booker
Name: Joe F. Booker
Title: Deacon

By: Jeff Jones
Name: Jeff Jones
Title: Deacon

By: Debra L. Fleming
Name: Debra L. Fleming
Title: Financial Secretary

STATE OF Tennessee)
) SS:
COUNTY OF Davidson)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, Joe I. Booker, Jeff Jones and Debra L. Fleming of Edmondson Chapel Missionary Baptist Church, Incorporated, a Tennessee Non-Profit Corporation , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself or herself to be the Deacon , Deacon and Financial Secretary of Edmondson Chapel Missionary Baptist Church, Incorporated, the within-named bargainor, a corporation, and that as such officers, being duly authorized so to do , executed the within instrument for the purposes therein contained by signing the name of the corporation by himself or herself as such officers.

WITNESS my hand and official seal at Brentwood, TN this 5th day of August, 2005.

Stacey Johnston
Notary Public

My Commission Expires:
MY COMMISSION EXPIRES:
May 24, 2008

(NOTARY SEAL)

STACEY JOHNSTON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
755155

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,950,000.00

Peter M. Hart

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 2005.

Angela K King

NOTARY PUBLIC

My Commission expires: 1-14-07

ANGELA K. KING STATE OF GEORGIA COUNTY OF POLK NOTARY PUBLIC

ANGELA K. KING
Notary Public, Polk County, Georgia
My Commission Expires Jan. 14, 2007

Exhibit A

LEGAL DESCRIPTION

Tract One:

Land in the 2nd Civil District of Davidson County, Tennessee, and described according to a survey by Moran & Associates, Inc., dated July 31, 1985, as follows:

Beginning at an iron pin in the southerly margin of Nolensville Pike (US 41A-31A); thence away from said road South 25° 37' 43" West a distance of 167.42 feet to a point at the end of an existing rock fence; thence continuing along said fence, South 29° 35' 27" West a distance of 32.27 feet; South 38° 18' 09" West a distance of 31.28 feet; South 42° 27'45" West a distance of 42.33 feet; South 76 deg. 03' 57" West a distance of 21.95 feet; thence North 84° 02' 42" West a distance of 434.5 feet; thence North 83° 39' 00" West a distance of 112.33 feet to an iron pin in the easterly margin of Concord Road (end of rock fence); thence North 42° 24' 38" East along the easterly margin of Concord Road a distance of 217.35 feet to an iron pin; thence continuing along the easterly margin of Concord Road, North 40° 21' 47" East a distance of 356.45 feet to an iron pin; thence around a curve to the right at an intersection of Nolensville Road, having a radius of 25 feet, a distance of 39.61 feet to an iron pin in the southerly margin of Nolensville Road; and thence South 48° 52' 00" East along the southerly margin of Nolensville Road a distance of 383.35 feet to an iron pin, same being the point of beginning, and containing 4.48 acres, more or less.

Tract Two:

Land in the 5th Civil District of Davidson County, described as follows:

Beginning on an iron pin in the west margin of Nolensville Road (US Hwy 41A-31A), located approximately 408.35 feet east of Concord Road; thence leaving the highway R.O.W. South 25° 37' 45" West 167.42 feet to a point; thence South 29° 35' 30" West 32.27 feet to a point; thence South 38° 18' 10" West 31.28 feet to a point; thence South 42° 27' 45" West 42.33 feet to a point; thence North 76° 03' 55" West 21.45 feet to a point; thence North 84° 05' 15" West 435.08 feet to an existing iron pin by a rock fence; thence South 13° 32' 44" West 114.55 feet to an iron pin on the north bank of Mill Creek; thence continuing with the same line an additional 50.00 feet to a point in the centerline of Mill Creek; thence with the centerline of said creek the next several calls, North 58° 36' East 153.00 feet to a point; thence South 88° 46' East 200 feet to a point; thence South 78° 44' East,113.01 feet to a point; thence South 68° 29' 20" East 113.73 feet to a point; thence leaving the creek, North 51° 35' 52" East 50.00 feet to an iron pin on the north bank of said creek and continuing with the same line an additional 260.61 feet to an iron pin on the south margin of Nolensville Road, (US Hwy 41A-31A); thence with the south margin of said highway, North 48° 52' West 240.00 feet to an iron pin, the point of beginning and containing 2.05 acres, more or less.

Being the same property conveyed to Edmondson Chapel Missionary Baptist Church, Incorporated, a Tennessee corporation, by Warranty Deed from Living Word Church of record in Instrument No. 20030304-0028443, Register's Office for Davidson County, Tennessee.

Exhibit B

Concord Walgreen's
Permitted Title Exceptions

1. Taxes and assessments for the year 2005 not yet due and payable.

2. Easement for the flow of the waters of the Mill Creek, and the rights of the public therein.

3. Rights of upper and lower riparian owners to the flow of the waters of the Mill Creek, free from diminution or pollution.

4. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Mill Creek.

5. General Permit to Southern Bell Telephone and Telegraph Company of record in Book 2032, page 636 in the Register's Office, Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Instrument No. 20030318-0035545 and Instrument No. 20030318-035546 in the Register's Office, Davidson county, Tennessee.

7. Any fact, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by John M. Duffer, RLS No. 1431, Gresham Smith and Partners, dated March 9, 2005, under File No. 3457y010.dgn, shows the following:

   Part of the land is on a 100 year flood plain
   Floodway crosses the land
   Multiple setback lines surround all of Lots 1 and 2 except for the eastern border of Lot 1
   Power line crosses the southwest corner of the land
   8" sewer line outside of easement in the southwest corner of the land