31-B
SR

SPECIAL WARRANTY DEED

FROM:	The Dorsey Group	This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC
TO:	Leigh Ann Skillington	424 Church Street, Suite 2000 Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Leigh Ann Skillington 1520 Holly Street Nashville, TN 37206	Same	105-2-273

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $787,500.00.

Affiant

Sworn to and subscribed before me, this 30th day of September, 2005.

Notary Public

My Commission Expires: 7-29-06

TRACT HEAD Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 29, 2006

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Dorsey Group** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Leigh Ann Skillington** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 930 8th Avenue South, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Davidson County DEEDWARR
Recvd: 09/30/05 13:52 4 pgs
Fees:23.00 Taxes:2913.75
20050930-0117859

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Dorsey Group was formerly known as Moore-Dorsey Group, a Tennessee general partnership, and changed its name to The Dorsey Group.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 30th day of September, 2005.

SELLER: The Dorsey Group,
a Tennessee general partnership

By: _____
Albert R. Dorsey, III, general partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Albert R. Dorsey, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be general partner of The Dorsey Group, the within named bargainor, a general partnership, and that he as such general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as general partner.

Witness my hand and seal at office in Nashville, Tennessee, this 30th day of September, 2005.

_____
Notary Public

My Commission Expires:
7-29-06

TRACI HENRY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires July 29, 2006

EXHIBIT A

PROPERTY DESCRIPTION

Land lying in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point, the intersection of the east right-of-way line of Eighth Avenue South and the north right-of-way line of Archer Street; thence with the east right-of-way of Eighth Avenue South, North 01 degrees 53 minutes 00 seconds West, 110.59 feet to a point; thence North 88 degrees 07 minutes 00 seconds East, 7.50 feet to a point, the end of the South right-of-way return of Alley 389; thence with Alley 389, on a curve to the right, the central angle of which is 90 degrees 06 minutes 00 seconds, the radius of which is 20.00 feet, the chord of which 43 degrees 10 minutes 00 seconds east, 28.31 feet, along the curve distance of 31.45 feet to a point; thence North 88 degrees 47 minutes 40 seconds East, 130.51 feet to a point, the intersection of the South right-of-way line of Alley 389 and the west right-of-way line of Alley 402; thence with the west right-of-way line of Alley 402, South 01 degrees 36 minutes 00 seconds west, 53.16 feet to the southwesterly end of Alley 402; thence south 82 degrees 41 minutes 57 seconds East, 15.18 feet to a point, the southeasterly end of Alley 402; thence with the East right-of-way line of Alley 402, North 01 degrees, 36 minutes 00 seconds East, 66.86 feet to a point, a corner common with Bu-Sum Realty Co., in the East right-of-way line of Alley 402; thence with Bu-Sum Realty Co., North 88 degrees 13 minutes 00 seconds East, 160.03 feet to a point a corner common with Bu-Sum Realty Co., in the West right-of-way line of Interstate Highway 65; thence with the West right-of-way line of Interstate Highway 65, south 01 degrees 59 minutes 41 seconds East, 194.92 feet to a point, the intersection of the West right-of-way line of Interstate Highway 65 and the North right-of-way line of Archer Street; thence with the North right-of-way line of Archer Street, North 82 degrees 41 minutes 57 seconds west, 343.91 feet to the point of beginning. Containing 54,035 Square Feet, (1.24 Acres) more or less.

Being the same property conveyed to Moore-Dorsey Group, a Tennessee general partnership, by Deed of Record in Book 6774, page 231, Register's Office for Davidson County, Tennessee. The Dorsey Group was formerly known as Moore-Dorsey Group, a Tennessee general partnership, and changed its name to The Dorsey Group.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2005, a lien, not yet due and payable.

2. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 5583, page 105, Register's Office for Davidson County, Tennessee.

3. Easement(s) to City of Nashville, as set forth in instrument recorded in Book 1854, page 200, said Register's Office.

4. Right of Ingress and Egress conveyed to the State of Tennessee of record in Book 4444, page 162 and Book 4444, page 185, said Register's Office.

5. Easements retained by Metropolitan Government of Nashville and Davidson County in Ordinance #46-358.