Davidson County DEEDWARR
Recvd: 10/19/05 09:23 6 pgs
Fees:33.00 Taxes:4403.00
20051019-0125850

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
CGM Partners, a Tennessee General Partnership c/o Grainger Reynolds 3401 West End Avenue Nashville, TN 37203	Same	Map 102 Parcel 18

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **MARY G. MCGRATH AS TRUSTEE OF THE MARY N. GANIER MARITAL TRUST U/W/O MARY N. GANIER** ("Grantor"), with full power to sell, mortgage, encumber and convey without the joinder of any beneficiary, its successors and assigns, has this day bargained and sold, and does hereby transfer and convey a seventy percent (70%) undivided interest unto **CGM PARTNERS, a Tennessee general partnership**, its representatives, successors and assigns ("Grantee"), in and to certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein.

This is unimproved property being approximately 41 acres located on Charlotte Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its representatives, successors and assigns, forever.

GRANTOR covenants and binds herself, her heirs, representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, its representatives, successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument on this 29TH day of September, 2005.

Mary D. McGrath, Trustee
MARY G. MCGRATH AS TRUSTEE OF
THE MARY N. GANIER MARITAL TRUST
U/W/O MARY N. GANIER

STATE OF NH)

COUNTY OF GRAFTON)

Personally appeared before me, GAIL TROTTIER, a Notary Public, Mary G. McGrath as Trustee of the Mary N. Ganier Marital Trust u/w/o Mary N. Ganier, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29TH day of September, 2005.

GAIL TROTTIER, Notary Public
My Commission Expires February 25, 2010

Notary Public

My Commission Expires:_____

STATE OF NH)

COUNTY OF GRAFTON)

The actual consideration or value (whichever is greater) for this transfer is $1,190,000.00.

Mary D. McGrath
Affiant

Subscribed and sworn to before me, this 29TH day of September, 2005.

GAIL TROTTIER, Notary Public
My Commission Expires February 25, 2010

Notary Public

My Commission Expires:_____

EXHIBIT A

Tract 1:

Land in Davidson County, Tennessee being parts of Mount Hickory Subdivision as of record in Book 332, page 68, Register's Office for said County, described according to a survey made by Roger N. Taylor, surveyor, January 20, 1983, as follows:

Beginning at a concrete monument in the northerly right-of-way of Cabot Drive, said point being the southwesterly corner of Riverbend Apartments as described in deed book 4451, page 466; thence with Cabot Drive, South 49° 54' 46" west 164.5 feet to an iron pin, the beginning of a curve to the left, thence around said curve having a radius of 5919.58 feet and a central angle of 10° 27' 51", 586.32 feet to a concrete monument; thence leaving the right-of-way of Cabot Drive, north 44° 00' 06" west 230 feet to an iron pin; thence north 17° 09' 05" west, passing a witness pin at 861 feet, a total distance of 928.2 feet to the low water line of the Cumberland River, being elevation 367.3 feet; thence with said low water line, north 52° 21' 39" east 465 feet to a point; thence leaving said Cumberland River, south 18° 01' 11" east, passing a witness pin at 67.19 feet, a total distance of 564 feet to an iron pin, the beginning of a curve to the right; thence around said curve having a radius of 500 feet and a central angle of 45° 00', 393.1 feet to an iron pin; thence south 40° 25' 14" east 148 feet to the pint of beginning, containing 13.95 acres, more or less.

Grantors reserve, over the portion of the 13.95 acre tract adjacent to the Cumberland River, a 20 foot sanitary sewer easement, the center-line more closely described as follows:

Beginning at a point on the easterly boundary of this tract, a line described as south 18° 01' 11" east 564 feet, said point being 370 feet north of the southern terminus of this line; thence, leaving said line south 66° 33' west 193 feet to a point; thence south 51° 33' west 157 feet to a point; thence south 31° 30' west 154 feet to a point on the western boundary of this tract.

The source of this description is the prior deed.

Tract 2:

Certain tracts or parcels of land in the 8th Civil District of Davidson County, Tennessee, described as follows:

Being Lots Nos. 12, 13, 14 and 15 in the Subdivision of Mt. Hickory, a Plan of which is recorded in Book 332, page 68, of the Register's Office for Davidson County, Tennessee.

Said Lots Nos. 12, 13, 14 and 15 are described together as follows: Beginning in the center of Clees Ferry Road at the intersection of a 35 foot street, being the northeast corner of Block 11 and the southeast corner of Block 12, and running thence N. 74½° W 66½ poles to the southeast corner of Lot 15; thence continuing with the center of said road N. 74½° W 52 poles to a point; thence South 80° W. 16 poles to the low water mark on the Cumberland River; thence S. 52° 58.57 poles to the West line of Lot 12; thence S. 37° W 29.03 poles, the northwest corner of Lot 12 and the northeast corner of Lot 14; thence continuing S. 37° W. 56.63 poles to the center of a 35 foot road, extending along Lot 17 in said plan; thence S. 52° E. 61.86 poles to the southeast corner of Lot 13; being at the intersection of two avenues; thence N. 37½° E. with the center of said second avenue along the south boundary line of Lots 13 and 12, 142.02 poles more or less, to the center of Clees Ferry Road, the point of beginning, and containing in all 57.31 acres, being the same more or less.

Tract 3:

A certain tract of parcel of land in the 7th Civil District of Davidson County, Tennessee, described as follows:

The said tract of land being on the Charlotte Turnpike, about seven miles from Nashville and more specifically bounded as follows: Beginning in the middle of the Charlotte Turnpike, at the Southeast corner of Lot No. 18 in the Subdivision of Mount Hickory, running thence with the middle of said Turnpike North 57 degrees East 40 poles, and North 62½ degrees, East 12 poles to a point opposite the middle of a 33 foot road, being a corner of Lot No. 6 of said subdivision; thence with the middle of said road North 52 degrees, West 107.46 poles to an old stake in the middle of said road, corner to Lot No. 14 in said subdivision; thence North 37 degrees East with the northerly line of said Lot No. 14, and continuing with the northerly line of Lot No. 12, 85.66 poles to a post, corner of Lot No. 15 in said subdivision; thence North 52 degrees West with the line of said Lot No. 15 to the Cumberland River, thence, with the meandering of said river in a southwesterly direction 137 poles, more or less, to the corner of Lot No. 18 in said subdivision, and thence South 52 degrees East 147.6 poles to the place of beginning, containing 74.79 acres, more or less. Said premises being also known and described as Lots Nos. 16 and 17 in the Subdivision of Mt. Hickory.

Tract 4:

Being Lots 18 and 19 in the subdivision of Mt. Hickory, a subdivision located on Charlotte Pike about two miles west of the corporate limits of the City of Nashville, and recorded in Book 332, page 68, Register's Office of Davidson County, Tennessee, described as follows:

Beginning in the middle of Charlotte Pike at the southwest corner of said Lot 19, being the southwest corner of the whole subdivision, running thence with the middle of said turnpike N 63° E 140.4 poles to a point; thence N 46° E 24 poles; thence N 45° E 12 poles; thence N 50° E 12 poles to the corner of Lots 17 and 18; thence N 52° W 147.6 poles to low water mark of Cumberland River; thence down said river with its meanders in a southwesterly direction 130 poles to the northwest corner of Lot 19; thence with the west line of said Lot 19, S 18° E 20.12 poles, S 21° E 12.6 poles, S 18° E 24 poles, S 26° E 14 poles; S 48½° E 14 (10) poles; S 35½° E 8 poles and 3.48½° E 24 poles to the point of beginning and containing 132.26 acres being the same more or less.

Being a portion of the same property conveyed to Mary G. McGrath as Trustee of the Marital Trust created u/w/o Mary N. Ganier by Executor's Quitclaim Deed of record in Instrument X, Register's Office for Davidson County, Tennessee.

Less and except for any portions of the foregoing property previously conveyed by the Grantor.

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EXHIBIT B

1. Such state of facts an accurate survey would disclose.

2. Existing highway, roadway, and utility easements.