Davidson County DEEDWARR
Recvd: 12/29/05 15:07 6 pgs
Fees:33.00 Taxes:5365.00
20051229-0156354

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

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
David Hedges and wife, Terri Hedges 1504 Elm Hill Pike Nashville, Tennessee 37210-3602	SAME	Map-Parcel 106-12.03

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, NEC, INC., a Tennessee corporation (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to DAVID HEDGES and wife, TERRI HEDGES, both individuals (collectively, the "Grantee"), their heirs and assigns, certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, including the improvements located thereon (the "Property").

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property located at 1504 Elm Hill Pike, Nashville, Tennessee 37210-3602.

Said Property is conveyed AS IS, WHERE IS, AND WITH ALL FAULTS, free and clear of all liens, encumbrances, covenants, restrictions, easements, rights of way, claims, rights and other matters whatsoever, except the permitted exceptions more particularly described on Exhibit B, attached hereto, (the "Permitted Exceptions").

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said Property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the Permitted Exceptions), but no further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 29th day of December, 2005.

NEC, INC.,
a Tennessee corporation

By: _____
Name: Jimmy Carman
Title: Senior Vice President and
General Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Jimmy Carman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President and General Manager of NEC, Inc., a Tennessee corporation and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 29th day of December, 2005.

_____
Notary Public

My Commission Expires: 11/5/06

Peggy A. Kemp
NOTARY PUBLIC AT LARGE
Tennessee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $1,450,000.

David Hedges, Affiant

Sworn to and subscribed before me this 29 day of December, 2005.

Notary Public

MARY JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires:

3/31/2007

EXHIBIT A

Legal Description

PARCEL A

TRACT NO. I:

Land in Davidson County, Tennessee, being part of the southerly part of Lot No. 7 on the Plan of the Lands of Wm. G. M. Campbell as of record in Book 843, page 30, Register's Office for said County, described according to a survey by Turner Engineering Co., dated July 19, 1963, as follows:

Beginning at a point in the north margin of Elm Hill Pike, 874.83 feet east from the center line of Spence Lane, 430.55 feet east of the southeast corner of a 4 acre tract conveyed to Francis & Lusky Co., Inc., by deed of record in Book 3572, page 393, Register's Office for said County; thence with the margin of Elm Hill Pike south 85° 32' west 209.5 feet; thence north 2° 56' east 418.57 feet to a point; thence north 85° 19' east 209.5 feet to an iron pin; thence south 2° 56' west 419.36 feet to a point in the north margin of Elm Hill Pike, the point of beginning, containing 2.0 acres, more or less.

TRACT NO. II:

Land in the 3rd Civil District of Davidson County, Tennessee, being a part of the southerly part of Lot No. 7 of the Wm. G. M. Campbell Lands, as of record in Book 843, page 30, Register's Office for said County, described as follows:

Beginning in the north margin of Elm Hill Pike at an iron pin being the southeast corner of a 2 acre tract conveyed to Austin L. Luckett and wife, Loretta B. Luckett, by deed from Check Printers, Inc., as of record in Book 3838, page 129, Register's Office for said County; thence with their east line, north 2° 56' east 419.36 feet to an iron pin; thence leaving their northeast corner, north 85° 19' east 20 feet to a point; thence south 2° 56' west 419.36 feet to the north margin of Elm Hill Pike; thence with said Pike, south 85° 32' west 20 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is the following:

A tract of land in the 3rd Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the existing North margin of Elm Hill Pike, said point being the common corner between Check Printers, Inc. and Austin L. Luckett and wife, Loretta B. Luckett; thence with the common line between Check Printers, Inc. and Austin L. Luckett, North 2° 42' East 20 feet to a point in the new relocated northerly margin of Elm Hill Pike; thence with the new relocated north margin of Elm Hill Pike, North 86° 07' East 229.0 feet to a point in the common line between Austin Realty Company, and John P. Baltz, deceased; thence with said

common line South 2° 42' West 16 feet to a point in the existing North margin of Elm Hill Pike; thence with said North margin, South 85° 18' West 229.5 feet to the point of beginning, and containing 4120 square feet, more or less.

Being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Austin Realty Company, of record in Book 4099, page 14, said Register's Office.

Parcel A being the same property conveyed to NEC, Inc. by deed from Austin Realty Company, of record in Book 5962, page 523, said Register's Office.

PARCEL B

Land in Davidson County, Tennessee, described as follows:

Being land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey made by Barge, Waggoner, Sumner and Cannon, Engineers, dated October 17, 1972, and described as follows:

BEGINNING in the north margin of Elm Hill Pike, being the southeast corner of a tract of land conveyed to a Austin L. Luckett, et ux, by deed of record in Book 3961, page 49, Register's Office for said County; thence with their easterly line north 02° 56' east 401.44 feet to an iron pin; thence south 85° 19' west 20 feet to an iron pin; thence north 03° 04' east 178.70 feet to an iron pin; thence north 85° 32' east 61.55 feet to an iron pin; thence south 02° 56' west 580 feet to an iron pin in the north margin of Elm Hill Pike; thence along said Pike south 85° 32' west 42.00 feet to the point of beginning, containing .64 acre more or less.

Parcel B being the same property conveyed to NEC, Inc. by deed from Austin Realty Company, Roy W. Luckett, John P. Luckett, Thomas M. Luckett, Austin Luckett, Jr. and Nancy Richey of record in Book 9942, page 913, said Register's Office.

The foregoing descriptions are the same as in said deeds.

EXHIBIT B
Permitted Exceptions

1. Taxes for the year 2006, a lien, which are not yet due and payable.

2. Sanitary Sewer and Storm Drainage Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 3990, page 990.

3. Right-of-Way Easement to Colonial Pipeline Company, as set forth in instrument recorded in Book 3640, page 385, as modified in Book 3671, page 345.

4. Easement(s) to The Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded at Instrument No. 200004120036866.