Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
Carillon Village Partnership c/o John Linder P.O.Box 682504 Franklin, TN 37064	Map 121 Parcels 78, 79 and 257	Same as New Owner
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (BW) 414 Union Street, Suite 1600, P. O Box 98062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other valuable considerations, **ALBERT L. POWELL, TRUSTEE FOR PERCY PRIEST LAKE JOINT VENTURE**, a Tennessee joint venture (the "Grantor"), hereby conveys to **CARILLON VILLAGE PARTNERSHIP**, a Tennessee partnership (the "Grantee"), Grantee's successors and assigns, the following described real property situated in Davidson County, Tennessee, together with all rights and privileges appurtenant thereto:

See legal description set forth in Exhibit A attached hereto and incorporated herein by this reference (the "Property").

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

The Property is unimproved and is located on Pleasant Hill Road and Bell Road, Nashville, Davidson County, Tennessee.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except as set forth on Exhibit B, which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,697,600.00.

Affiant

Subscribed and sworn to before me this 10th day of February, 2006.

Theresa Hostetler
Notary Public
My Commission Expires:

THERESA HOSTETLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 02/10/06 13:28 5 pgs
Fees:28.00 Taxes:6281.12

20060210-0016654

Grantor further covenants and binds himself as Trustee, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

Ben J. Welch, Jr., having been authorized by Percy Priest Lake Joint Venture to execute and deliver all documents necessary to convey title to the Property to the Grantee, hereby joins in the execution of this instrument for the purpose of confirming and ratifying the conveyance made herein by Grantor to Grantee, and transfers and conveys to the Grantee, on behalf of Percy Priest Lake Joint Venture (as the beneficial owner of the Property), all of the right, title and interest of Percy Priest Lake Joint Venture to the Grantee.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of the 10th day of February, 2006.

PERCY PRIEST LAKE JOINT VENTURE

By: Albert L Powell
Albert L. Powell, Trustee

By: P Ben J Welch Jr
Ben J. Welch, Jr., Authorized Venturer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Theresa Hostetler, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Albert L. Powell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of Percy Priest Lake Joint Venture, the within named bargainor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Joint Venture as Trustee.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 10th day of February, 2006.

THERESA HOSTETLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Theresa Hostetler
Notary Public

My Commission expires: My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, TheresaHostetler, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ben J. Welch, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Venturer of Percy Priest Lake Joint Venture, the within named bargainor, and that he as such Authorized Venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Joint Venture as Authorized Venturer.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 10th day of February, 2006.

THERESA HOSTETLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Theresa Hostetler
Notary Public

My Commission expires:

My Commission Expires NOV. 24, 2007

EXHIBIT A TO SPECIAL WARRANTY DEED

[Legal Description]

Land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey made by G & G Engineering Company, dated August 15, 1974, described as follows:

BEGINNING at a point, this point being an iron pin set in the eastern boundary of Pleasant Hill Road in the northwestern corner of the Evelyn Alline Shankle property, thence along Pleasant Hill Road the following seven calls: North 9 degrees 47 minutes East 32.10 feet to a point; thence with a curve to the right having a radius of 713.40 feet a distance of 165.90 feet to an iron pin; thence continuing with the curve to the right 28.76 feet to a point; thence North 25 degrees 25 minutes East, 87.70 feet to a point; thence with a curve to the left having a radius of 538.40 feet a distance of 107.00 feet to an iron pin; thence continuing with the curve to the left a distance of 96.28 feet to a point; thence North 03 degrees 47 minutes East 73.16 feet to an iron pin; thence leaving Pleasant Hill Road South 82 degrees 53 minutes East, 683.00 feet bounded by the Everett property to an iron pin; thence the following seven calls bounded by the Third National Bank, Trustee property, South 30 degrees 00 minutes 46 seconds East 9.82 feet to an iron pin; thence South 30 degrees 00 minutes 46 seconds East, 37.46 feet to an iron pin; thence South 31 degrees 31 minutes East 399.19 feet to an iron pin; thence South 75 degrees 28 minutes 27 seconds East, 57.37 feet to an iron pin; thence South 80 degrees 39 minutes East, 852.65 feet to an iron pin; thence South 78 degrees 20 minutes 27 seconds East, 620.72 feet to an iron pin; thence South 14 degrees 04 minutes West, 43.78 feet to a concrete monument; thence the following five calls bounded by the U.S. Corps of Engineers property, South 9 degrees 23 minutes West, 387.33 feet to an iron pin; thence South 9 degrees 23 minutes West, 392.00 feet to a concrete monument; thence South 8 degrees 30 minutes West, 170.00 feet to an iron pin; thence South 8 degrees 30 minutes West 80.90 feet to a concrete monument; thence North 80 degrees 07 minutes West, 1715.36 feet to an iron pin; thence the following three calls bounded by land formerly owned by Harold Shankle, North 10 degrees 03 minutes East, 598.55 feet to an iron pin; thence North 79 degrees 53 minutes 39 seconds West, 255.83 feet to an iron pin; thence North 21 degrees 42 minutes East, 213.02 feet to an iron pin; thence North 79 degrees 58 minutes West, 649.90 feet bounded by the Evelyn Alline Shankle property to an iron pin; this being the point of beginning and containing 55.22 acres, more or less.

Being the same property conveyed to Albert L. Powell, Trustee by Joseph Harold Shankle by Installment Deed dated August 23, 1974 and of record in Book 4846, page 544, Register's Office of Davidson County, Tennessee.

Included in the above description, but expressly excluded is a portion of said property having been conveyed to The Metropolitan Government of Nashville and Davidson County of record in Book 8032, page 757, Register's Office for Davidson County, Tennessee.

EXHIBIT B TO SPECIAL WARRANTY DEED

[Exceptions]

1. Taxes for the year 2006, which taxes have been prorated between the parties, and all taxes for subsequent years.

2. Easements of record in Book 8032, page 757, Register's Office of Davidson County, Tennessee.

3. Any fact, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by Theodore Vinson II, RLS No. 2136, dated May 25, 2001, last revised December 5, 2001:

   (i) pond located near the southeast corner of the land
   (ii) wire fence meanders along the southernmost boundary of the land crossing onto the land and onto adjacent property
   (iii) bounded on the eastern side by J. Percy Priest Lake

4. Easement for the flow of the waters of the J. Percy Priest Lake and the rights of the public therein.

5. Rights of upper and lower riparian owners to the flow of the waters of the J. Percy Priest Lake, free from diminution or pollution.

6. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the J. Percy Priest Lake.

7. Title to that portion of the land lying below the ordinary low water mark of any navigable river.