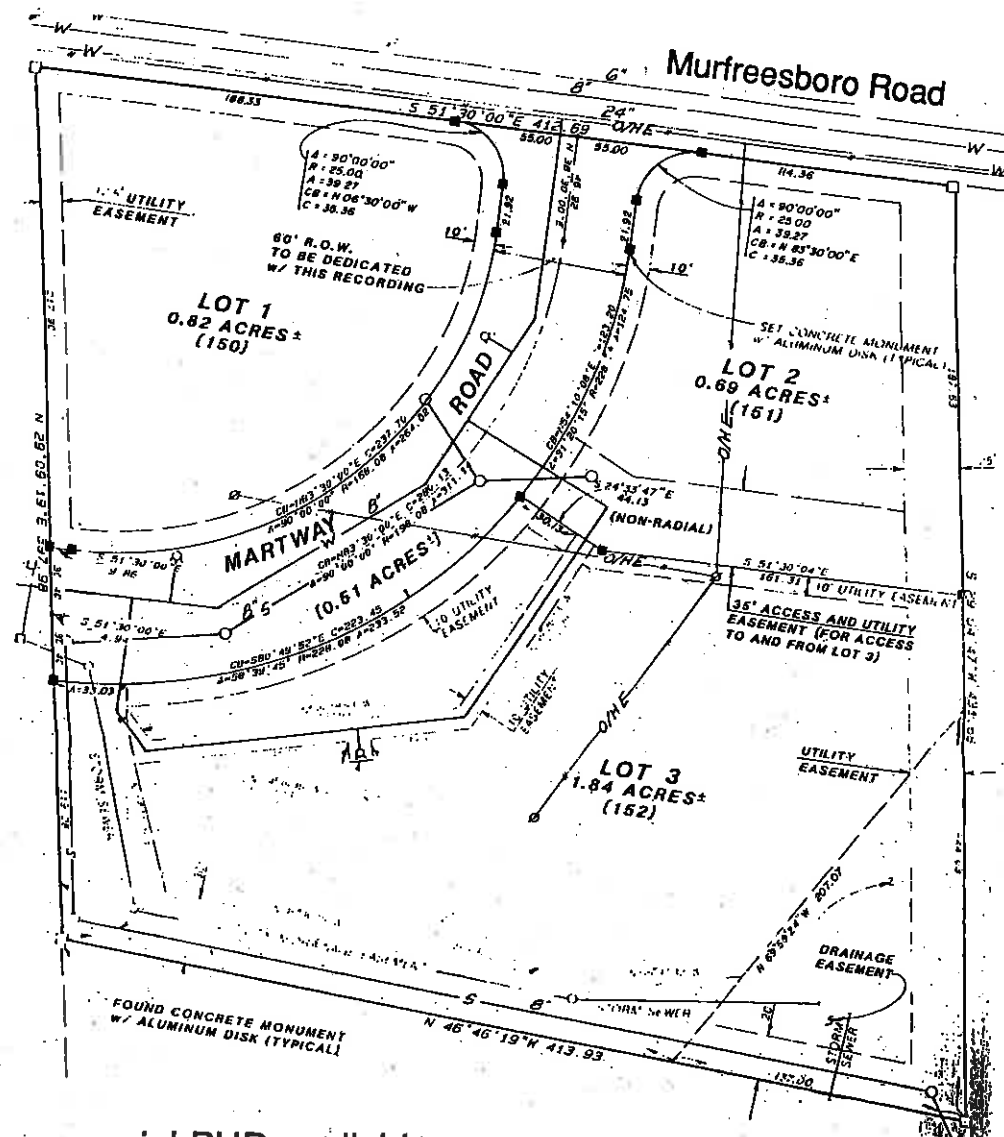
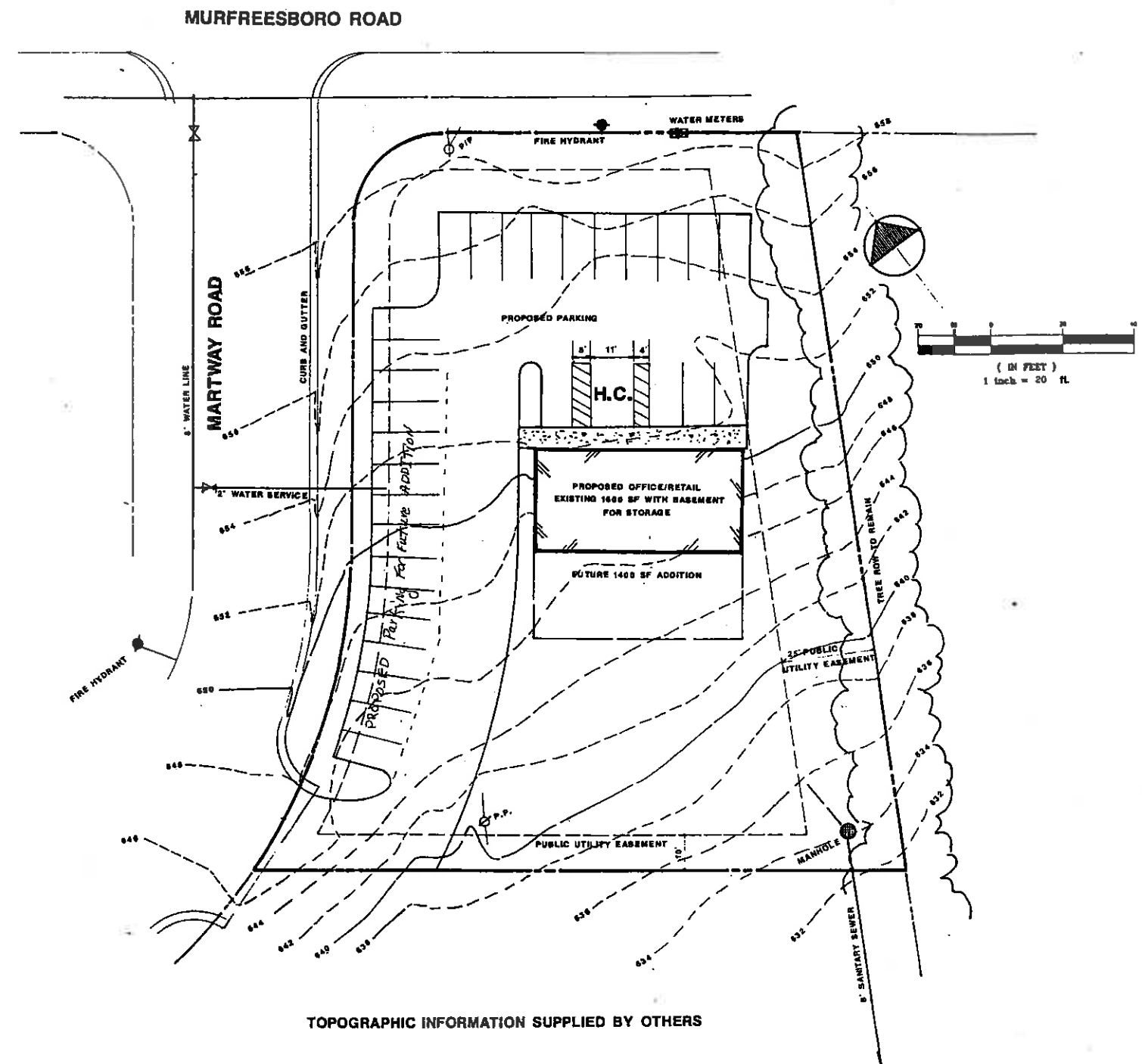


SALE

**Adjacent to
K-Mart Center
(under construction)**



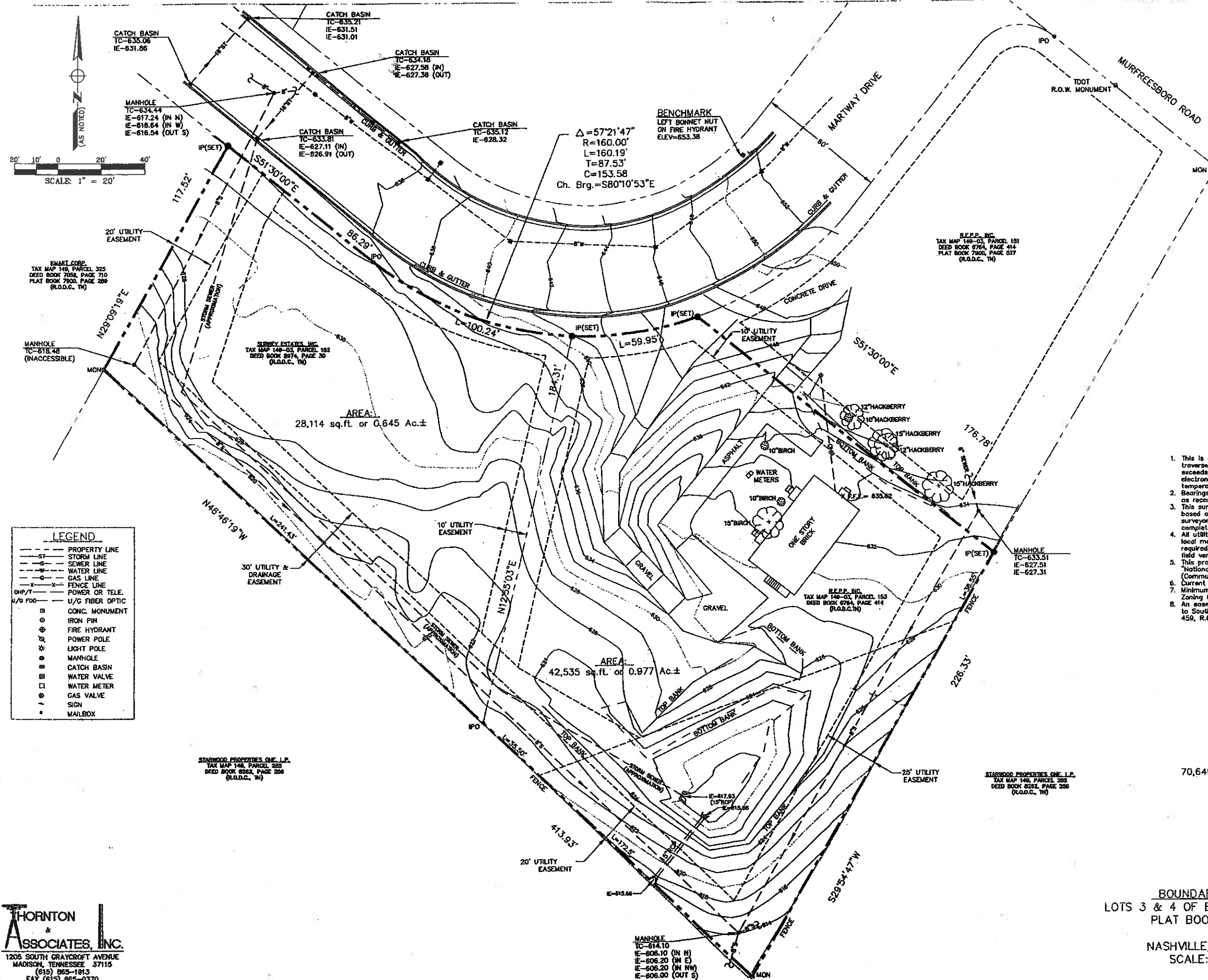
- Up to 4.25 acres Commercial PUD available
- Adjacent to new 260,000 sq. ft. K-Mart Shopping Center with Food Store
- Traffic count of over 35,000 cars per day
- Estimated population of over 90,000 within a .5 mile radius
- Priced substantially less than K-Mart outparcels



TOPOGRAPHIC INFORMATION SUPPLIED BY OTHERS

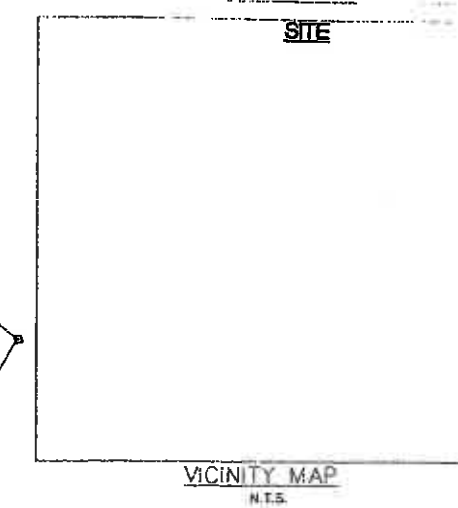
PAYING DETAIL

PAYING DETAIL



LEGEND

---	PROPERTY LINE
---	STORM LINE
---	SEWER LINE
---	WATER LINE
---	GAS LINE
---	FENCE LINE
---	POWER OR TELE.
---	U/G FIBER OPTIC
□	CONC. MONUMENT
○	IRON PIN
⊕	FIRE HYDRANT
⊗	POWER POLE
⊙	LIGHT POLE
●	MANHOLE
■	CATCH BASIN
□	WATER VALVE
⊕	WATER METER
⊗	GAS VALVE
+	SIGN
•	MAILBOX



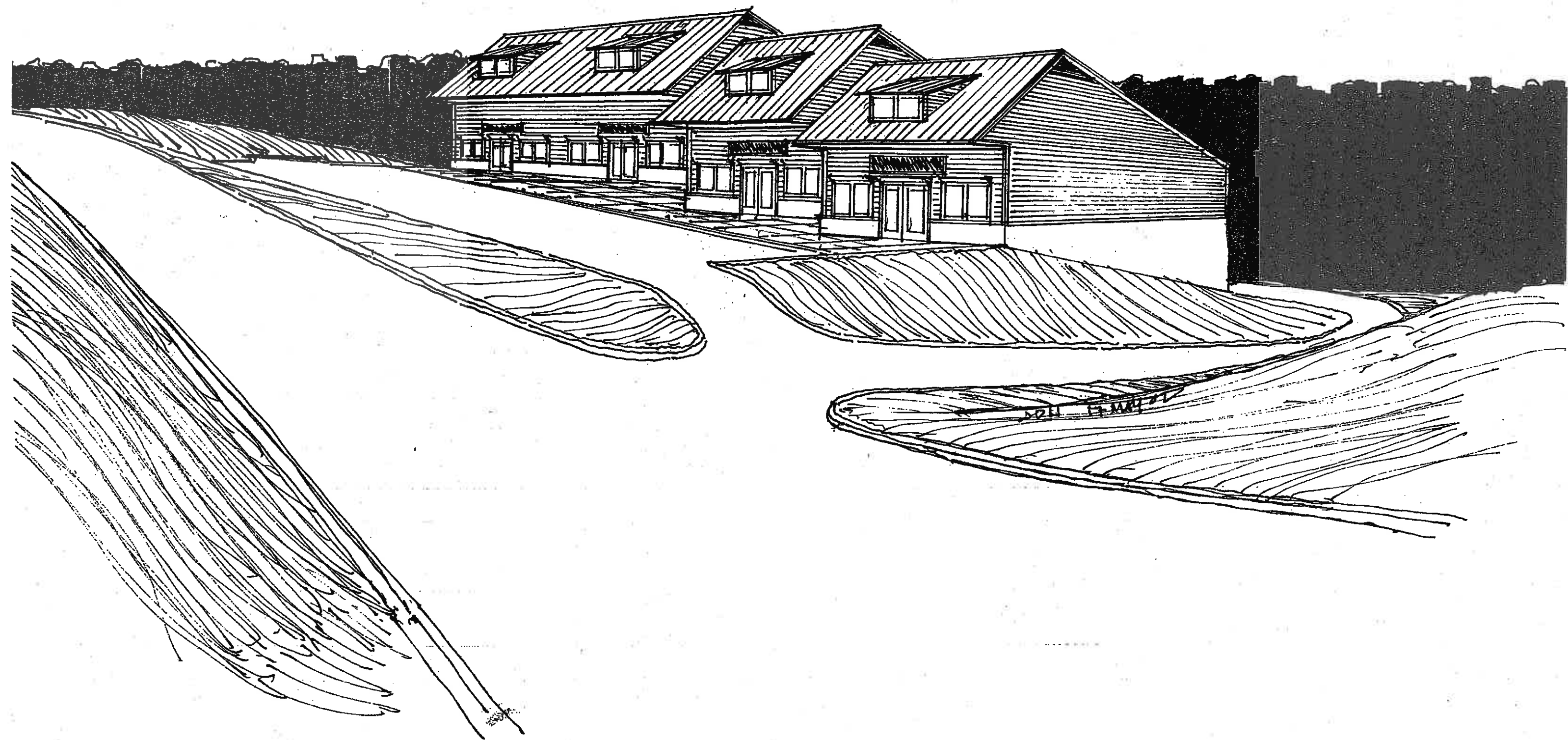
NOTES:

1. This is a Category "I" survey accomplished by means of a random traverse using third order methods. The unadjusted ratio of precision exceeds 1:10,000. All distances and angles were measured by electronic measuring equipment and all distances were corrected for temperature and barometric pressure.
2. Bearings are based on a plat entitled, "Ellis Place Commercial Development" as recorded in Plat Book 7900, Page 527-R.O.D.C., TN.
3. This survey was made using the latest recorded deeds/plats and based on physical evidence found. No title report was furnished this surveyor, therefore, this survey is subject to the findings of a complete title search.
4. All utilities that were evident were located, all others shown are from local mapping. Prior to any construction where precise locations are required, all utility agencies shall be notified and locations to be field verified.
5. This property is located in an area designated as "Zone X" as per "National Flood Insurance Program" Map No. 47037C0359 F; (Community-Panel No. 470040 0359 F); Dated April 20, 2001.
6. Current Zoning: R15
7. Minimum building setbacks to be determined by the current Metro Zoning Ordinance.
8. An easement for the existing telephone lines is reserved as granted to Southern Bell Telephone and Telegraph Company in Book 924, Page 459, R.O.D.C., TN.

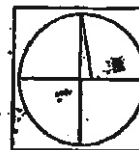
TOTAL AREA:
70,649 sq. ft. OR 1.622 Ac.±

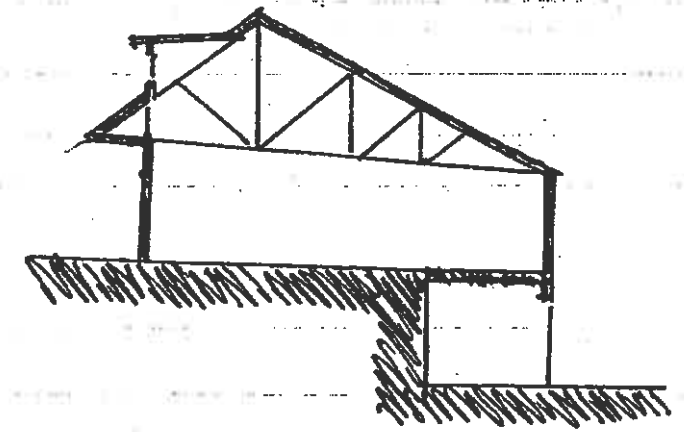
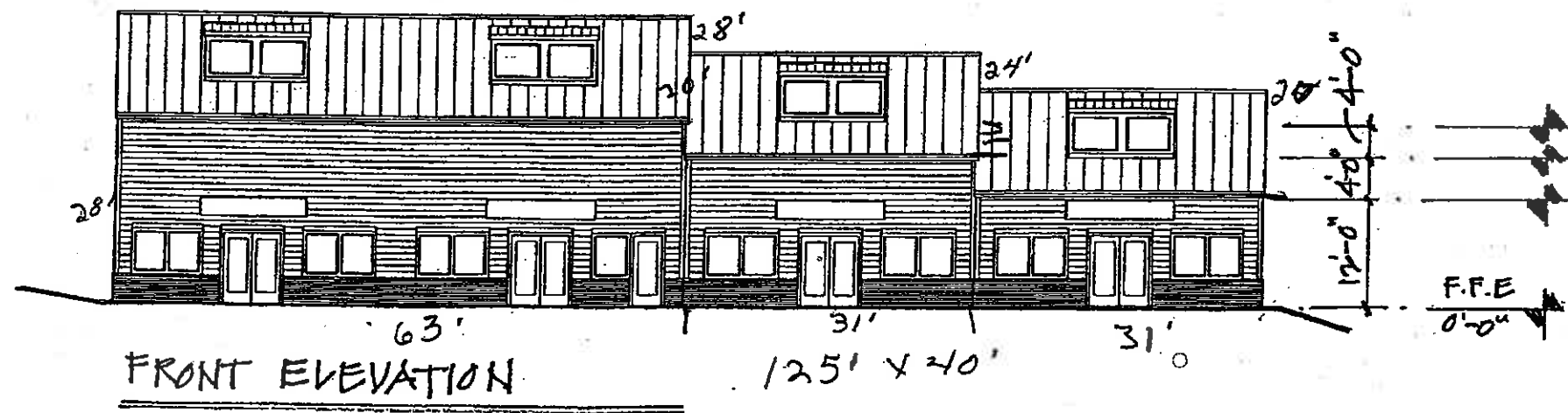
BOUNDARY AND TOPOGRAPHIC SURVEY
LOTS 3 & 4 OF ELLIS PLACE COMMERCIAL DEVELOPMENT
PLAT BOOK 7900, PAGE 527-R.O.D.C., TN
FIRST CIVIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SCALE: 1" = 20' DATE: 10/9/01

THORNTON & ASSOCIATES, INC.
1205 SOUTH GRAYCROFT AVENUE
MADISON, TENNESSEE 37115
(615) 865-1913
FAX (615) 865-0370

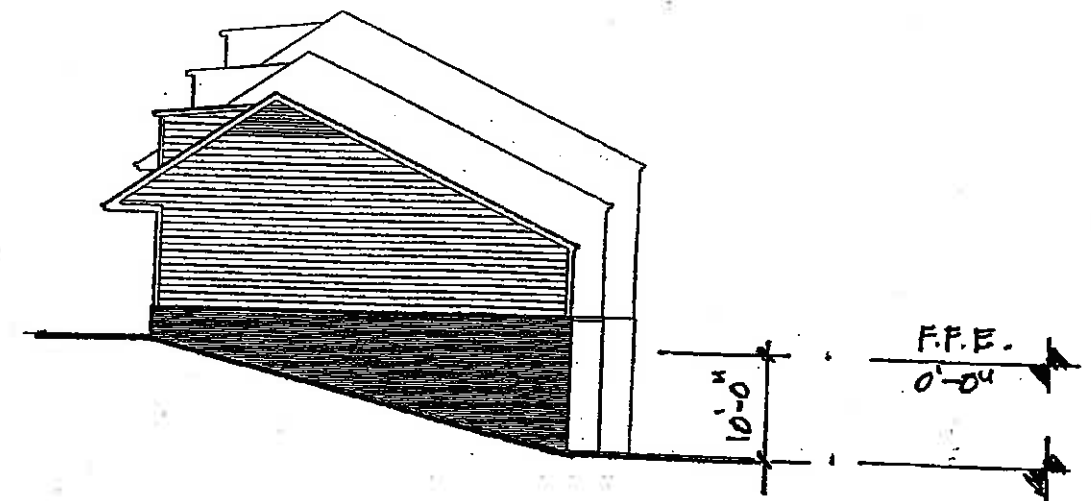


LAYOUT - 1
PERSPECTIVE

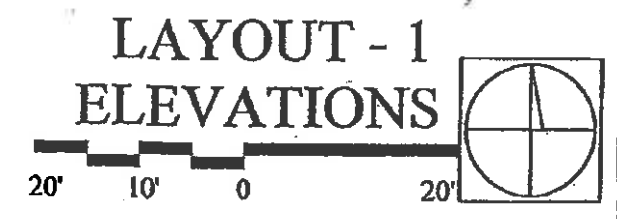


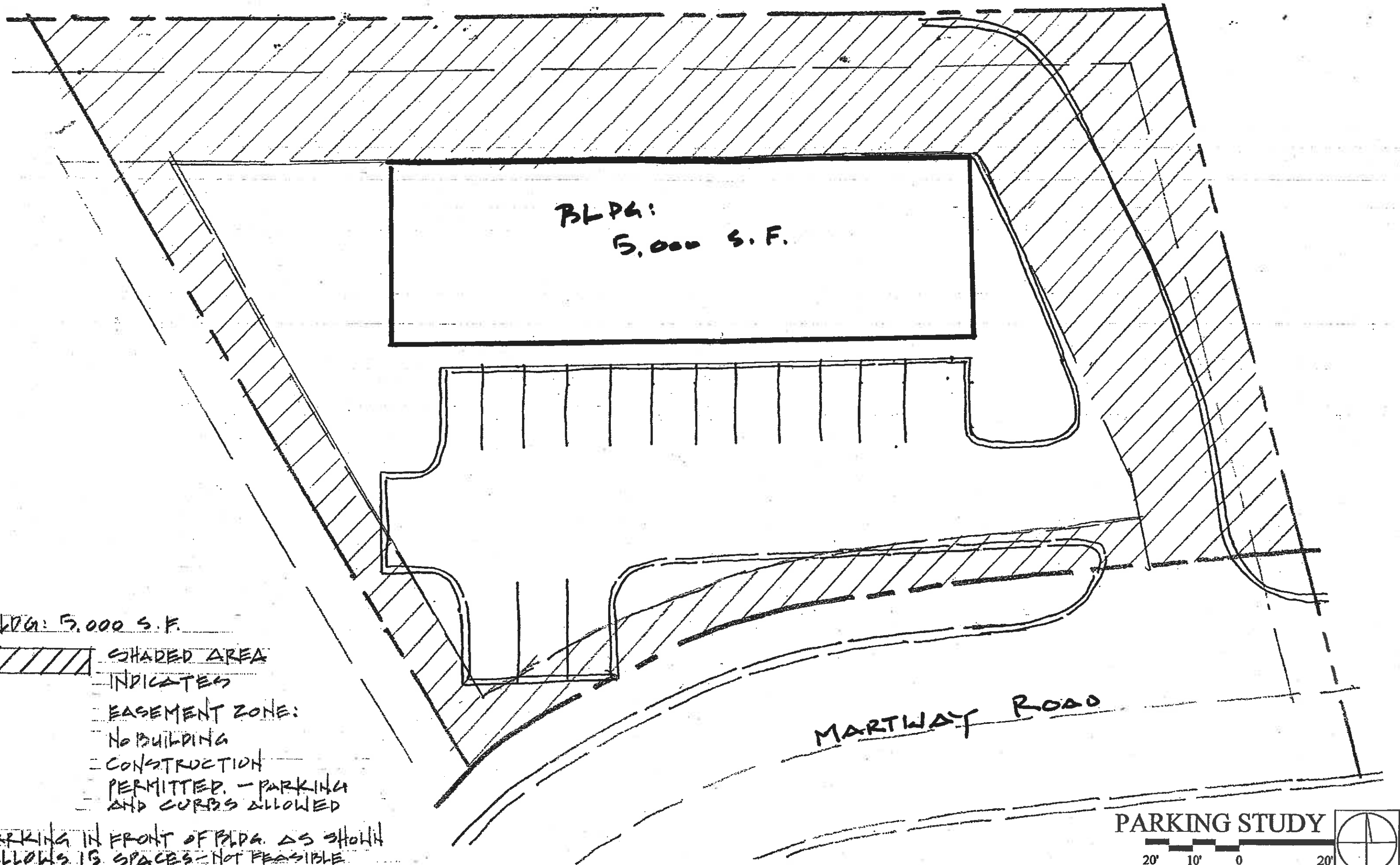


SECTION



SIDE ELEVATION





BLDG:
5,000 S.F.

BLDG: 5,000 S.F.

SHADED AREA
INDICATES

EASEMENT ZONE:

NO BUILDING

CONSTRUCTION

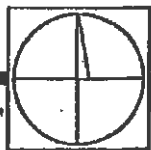
PERMITTED. - PARKING
AND CURBS ALLOWED

PARKING IN FRONT OF BLDG. AS SHOWN
ALLOWS 13 SPACES - NOT FEASIBLE
25 SPACES REQUIRED BY CODE

MARTWAY ROAD

PARKING STUDY

20' 10' 0 20'



11 SPACES

14 SPACES

BUILDING: 5,000 S.F.
PARKING: 25 SPACES

MARTWAY ROAD

LAYOUT

20' 10' 0'