This Instrument Prepared By:
Kenneth P. Ezell, Jr., Esq.
Baker, Donelson, Bearman & Caldwell, P.C.
Suite 1000, 211 Commerce Street
Nashville, Tennessee 37201

Davidson County DEEDWARR
Recvd: 01/03/03 13:49 5pgs
Fees:28.00 Taxes:18777.50
20030103-0001310

ADDRESS NEW OWNER
Kurtell Properties, L.L.C.
1717 20th Street – Suite 105
Vero Beach, Florida 32960

SEND TAX BILLS TO:
same

MAP PARCEL
Map 159
Parcel 110

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $5,075,000.00.

Affiant

Subscribed and sworn to before me this the ~~2nd~~ 20th day of ~~January~~ December, 2002.

Notary Public

My Commission Expires: 11/26/06

STEVEN L. WEST
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **MFMC, LLC**, a Tennessee limited liability company, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto **Kurtell Properties, L.L.C.**, a Florida limited liability company, hereinafter called "GRANTEE," its successors and assigns, certain real property in Williamson County and Davidson County, State of Tennessee, described as follows (the "Property"):

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

The Property is transferred subject to the limitations, restrictions, and encumbrances set forth on **Exhibit "B**."

This is improved property known as 1195 Old Hickory Boulevard, Brentwood, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with said GRANTEE that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed on **Exhibit B** and representations and limitations as expressly provided for hereby; and GRANTOR does further covenant and bind itself, its successors, assigns and representative, to warrant and forever defend the title to the Property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, 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.

WITNESS its hand this, the 2nd day of January, 2003.

GRANTOR:

MFMC, LLC, a Tennessee limited liability company

By: _____
Stephen J. D'Amico
Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Stephen J. D'Amico**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledge himself to be Chief Manager of MFMC, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, at office, in Nashville, Tennessee, this the ~~2nd~~ 30th day of ~~January~~ December, 2003.

_____
Notary Public

STEVEN L. WEST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
11/26/05

N MBH 405370 v1
823478-0029 12/18/2002

EXHIBIT "A"

A certain tract of land lying in part, in the 15th Civil District of Williamson County, Tennessee, and lying, in part, in the 7th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a new iron rod in the South R.O.W. of Old Hickory Boulevard at the Northeast corner of this tract and the Northwest corner of Crye; thence with Crye South 03 degrees 46 minutes 29 seconds West 235.12 feet to a new iron rod at the Southwest corner of Choate and in the North line of Lot 1 of Maryland Farms, Subdivision, Section 70; thence with Maryland Farms North 85 degrees 14 minutes 31 seconds West 240.62 feet to a new iron rod in the East R.O.W. of Granny White Pike; thence with said R.O.W. the following calls:

North 02 degrees 49 minutes 29 seconds East 36.76 feet to a new iron rod,
North 82 degrees 26 minutes 38 seconds West 4.00 feet to a new iron rod,
North 05 degrees 25 minutes 25 seconds East 41.79 feet to a new iron rod,
Along a curve to the left with radius = 3094.25 feet, length = 101.90 feet and chord = North 01 degree 19 minutes 58 seconds East 101.90 feet to a new iron rod,
North 03 degrees 26 minutes 29 seconds East 61.98 feet to a new iron rod,
Along a curve to the right with radius = 42.73 feet, length = 52.94 feet and chord = North 34 degrees 51 minutes 51 seconds East 49.62 feet to a new iron rod in the South R.O.W. of Old Hickory Boulevard; thence with said R.O.W. the following calls:
South 74 degrees 53 minutes 17 seconds East 89.69 feet to a new iron rod,
South 71 degrees 04 minutes 26 seconds East 140.01 feet to the point of beginning and containing 1.487 acres, as shown on survey prepared by Tony Reasons II, Registered Land Surveyor, Tennessee License No. 1665, The Reasons Company, 912 Harpeth Valley Place, Nashville, Tennessee 37221, dated April 9, 2002, last revised January 2, 2003.

Being part of the same property conveyed to MFMC, LLC, a Tennessee limited liability company, by deed of record in Book 11264, page 262, Register's Office for Davidson County, Tennessee, and Book 1776, page 895, Register's Office for Williamson County, Tennessee.

EXHIBIT "B"

THE FOREGOING DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Davidson County Taxes for the year of 2003 and subsequent years which have been assumed by Grantee.

2. All matters as shown on Plat recorded in Book 208, page 18 (Alan Cotton, Jr. Lands Not of Record).

3. Easement(s) to Metropolitan Government of Nashville and Davidson County as set forth in instrument recorded in Instrument No. 20011003-0107195.

4. Easement Agreement as of record in Instrument No. 20010614-0063203.

5. Agreed Order of Possession of record in Book 2452, page 506, Register's Office for Williamson County, Tennessee, and of record in Instrument No. 20020507-0056206, Register's Office for Davidson County, Tennessee.

6. Petition for Condemnation of record in Book 2452, page 510, Register's Office for Williamson County, Tennessee, and of record in Instrument No. 20020502-0056207, Register's Office for Davidson County, Tennessee.

7. Notice of record in Book 2452, page 516 and Book 2452, page 532, Register's Office for Williamson County, Tennessee, and of record in Instrument Nos. 20020507-0056208, and 20020507-0056211, Register's Office for Davidson County, Tennessee.

8. Agreed Order of Possession of record in Book 2452, page 522, Register's Office for Williamson County, Tennessee, and of record in Instrument No. 20020507-0056209, Register's Office for Davidson County, Tennessee.

9. Petition for Condemnation of record in Book 2452, page 526, Register's Office for Williamson County, Tennessee, and of record in Instrument No. 20020507-0056210, Register's Office for Davidson County, Tennessee.

10. All matters as shown on survey made by Tony Reasons II, Registered Land Surveyor, Tennessee License No. 1665, The Reasons Company, 912 Harpeth Valley Place, Nashville, Tennessee 37221, dated April 9, 2002, last revised January 2, 2003.

11. Deed of Trust given to George R. Archer, Jr. as Trustee of record in Book 2432, page 538, Register's Office for Williamson County, Tennessee, and of record in Instrument No. 20020507-0056212, Register's Office for Davidson County, Tennessee, securing SouthTrust Bank.

12. Assignment of Rents and Leases of record in Book 2452, page 571, Register's Office for Williamson County, Tennessee, and of record in Instrument No. 20020507-0056213, Register's Office for Davidson County, Tennessee.

13. Financing Statement of record in Book 2452, page 581, Register's Office for Williamson County, Tennessee, and of record in Instrument No. 20020507-0056214 Register's Office for Davidson County, Tennessee.