Book 29[illegible]

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

Davidson County DEEDWARR
Recvd: 05/02/03 15:56 5pgs
Fees:28.00 Taxes:18315.00
20030502-0059166

ADDRESS NEW OWNER
c/o TRP Investments, LLC
722 Burr Oak Drive
Westmont, Illinois 60559

SEND TAX BILLS TO:
same

MAP PARCEL
93-6-1-60
93-6-1-60 (CBID)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Kirkland Properties, LLC**, a Tennessee limited liability company, hereinafter called "Grantor," has bargained and sold, and by these presents does transfer and convey unto **TRP Noel Place, LLC**, a Delaware limited liability company, **TFM Two, LLC**, an Illinois limited liability company, and **DAF Two, LLC**, an Illinois limited liability company, hereinafter called the "Grantees," their successors and assigns, the real property described on Exhibit A hereto and located in Davidson County, State of Tennessee (the "Property"). Grantor conveys the Property to the Grantees as tenants in common and in the following ownership percentages:

TRP Noel Place, LLC	71.02%
TFM Two, LLC	14.49%
DAF Two, LLC	14.49%

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

This is improved property known as 200 Fourth Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their successors and assigns, forever, and Grantor does covenant with the Grantees 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 Grantor does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantees, their 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 1st day of May, 2003.

GRANTOR:

Kirkland Properties, LLC, a Tennessee limited liability company

By: _____
Christopher R. Kirkland

Title: 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 **Christopher R, Kirkland**, 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 Kirkland Properties, 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 1st day of May, 2003.

Notary Public

MARILYN HYDE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires:

11/27/04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever ~~is greater~~, for this transfer is $4,950,000.00.

Affiant

Subscribed and sworn to before me this the 1st of May, 2003.

Notary Public

My Commission Expires: 11/27/04

MARILYN HYDE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT A

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a mark on the concrete sidewalk at the intersection of the northerly right-of-way line of Church Street, width varies, and the easterly right-of-way line of Fourth Avenue North, 50 feet in width;

Thence leaving the northerly right-of-way line of Church Street with the easterly right-of-way line of Fourth Avenue North, North 27 deg 31 min.10 sec West, 74.83 feet to a mark on the concrete sidewalk at a corner common with the property of Angelia Nicholson Duncan, as of record in Deed Book 4582, Page 956, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Fourth Avenue North with the southerly property line of Angelia Nicholson Duncan, said southerly property line also being a building seam, North 61 deg 44 min. 40 sec East, 163.90 feet to a mark on concrete in the westerly right-of-way line of Printer's Alley, also being Alley Number 10, width varies;

Thence with the westerly right-of-way line of Printer's Alley, South 27 deg 15 min. 41 sec East, 75.00 feet to a mark on the concrete sidewalk in the northerly right-of-way line of said Church Street.

Thence leaving the westerly right-of-way line of Printer's Alley with the northerly right-of-way line of Church Street, South 61 deg 48 min. 08 sec West, 163.56 feet to the point of beginning. Containing 12,264 square feet (0.282 acres more or less), as shown by survey made by R. Scott Cherry, Registered Land Surveyor, Tennessee License No. 1512, Cherry Land Surveying, 622 West Iris, Nashville, Tennessee 37204, dated December 11, 1998, last revised April 30, 2003, bearing Job No. 98336.

Being the same property conveyed to Kirkland Properties, LLC, a Tennessee limited liability company, by deeds of record in Book 11261, page 226, and Book 11261, page 230, Register's Office for Davidson County, Tennessee.

EXHIBIT B

THE FOREGOING DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Metropolitan Government and Davidson County taxes for the year 2003 and subsequent years, which have been assumed by Grantee.

2. Restrictive Covenants contained in instruments of record in Book 7423, page 374, and Book 9208, page 613, Register's Office for Davidson County, Tennessee.

3. Authorization for Installing Luminaire or Banner Arm(s) on Side of Property of record in Book 9627, page 209, Register's Office for Davidson County, Tennessee.

4. Rights of tenants in possession as "Tenants Only" under unrecorded leases.