Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
RNR, LLC 4836 Mamassas Drive Brentwood, TN 37027	same	93-13-556
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (PLA) P.O. Box 198062, Nashville, Tennessee 37219		

RETURN TO BOX 9B

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, CAPITOL DEMONBREUN, LLC, an Ohio limited liability company ("Grantor"), has bargained and sold, and hereby transfers and conveys, to RNR, LLC a Tennessee limited liability company ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

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

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all easements, covenants, reservations, restrictions, limitations,

Davidson County DEEDWARR
Recvd: 06/30/03 10:48 5pgs
Fees:28.00 Taxes:21460.00
20030630-0089853

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $5,800,000.00.

RNR, LLC

By: Rajesh Aggarwal

Title: Member - Manager

Subscribed and sworn to before me, this ~~the~~ 26th day of June, 2003.

Notary Public
My Commission Expires: 5-21-05

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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039350-268 06/26/03

conditions and other matters of record, including, without limitation, those matters listed on Exhibit B attached hereto and incorporated herein by this reference.

Grantor covenants with Grantee that the Property is free from all encumbrances made or suffered by Grantor, except as may be set forth in the preceding paragraph.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth hereinbefore and except that no warranty is made as to the amount of acreage in the Property.

EXCEPT FOR THE WARRANTY OF TITLE SET FORTH HEREIN, GRANTOR HAS EXECUTED AND DELIVERED THIS SPECIAL WARRANTY DEED AND HAS CONVEYED THE PROPERTY AND GRANTEE HAS RECEIVED AND ACCEPTED THIS SPECIAL WARRANTY DEED AND HAS PURCHASED THE PROPERTY "AS IS", "WHERE IS", AND "WITH ALL FAULTS" AND WITHOUT REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL; WITHOUT LIMITATION ON THE FOREGOING, GRANTEE, BY ACCEPTANCE OF THIS SPECIAL WARRANTY DEED, ACKNOWLEDGES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE ACREAGE, WATER, SOIL OR GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, INCLUDING WITHOUT LIMITATION ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, (E) THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HYDROCARBONS, ASBESTOS, PCB EMISSIONS, OR HAZARDOUS OR TOXIC MATERIALS, (F) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (G) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (H) THE STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (I) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY. GRANTOR SHALL NOT BE LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS, OR INFORMATION PERTAINING TO THE PROPERTY, OR THE OPERATION THEREOF, FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT, OR OTHER PERSON, UNLESS THE SAME ARE SPECIFICALLY SET FORTH OR REFERRED TO HEREIN. GRANTEE, FOR GRANTEE AND ALL SUCCESSORS IN TITLE TO THE PROPERTY, BY ACCEPTANCE OF THIS SPECIAL WARRANTY DEED IRREVOCABLY WAIVES ANY

AND ALL CLAIMS AGAINST GRANTOR ARISING FROM THE CONDITION, FITNESS FOR ANY PARTICULAR PURPOSE, SUITABILITY, MERCHANTABILITY OR HABITABILITY OF THE PROPERTY (INCLUDING, WITHOUT LIMITATION, THE PRESENCE OF ANY HYDROCARBONS, ASBESTOS, PCB EMISSIONS OR HAZARDOUS WASTE OR MATERIALS UPON OR WITHIN THE PROPERTY).

This is improved property known as 1501 Demonbreun Street, Nashville, Tennessee.

Executed this 26th day of June, 2003.

CAPITOL DEMONBREUN, LLC, an Ohio limited liability company

By: Ronald L. Marcou
Ronald L. Marcou, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Rebecca B. Jensen the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ronald L. Marcou, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Managing Member of Capitol Demonbreun, LLC, the within named bargainor, an Ohio limited liability company, and that he as such Managing Member 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 Managing Member.

Witness my hand and seal, at office in ~~Nashville,~~ Tennessee, this the 26th day of June, 2003.

NOTARY PUBLIC

My Commission Expires: 5-29-05

REBECCA B. JENSEN NOTARY PUBLIC AT LARGE DAVIDSON

EXHIBIT A

PROPERTY DESCRIPTION

A tract of land in the First Civil District of Davidson County, City of Nashville, Tennessee, being Lot 1 as shown on the plan of the First Revision Lots 1 & 2, Music Circle East, of record in Book 5200, page 426, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey of Allen R. Trumbo (R.L.S. #1127) of Land Surveying Consultants dated June 13, 2003, as follows:

Beginning at iron rod situated in the southerly margin of Demonbreun Street, said point being the common front lot corner between lots 1 and 2 on the First Revision Lots 1 & 2 Music Circle East Subdivision of record in Plat Book 5200, Page 426, Register's Office for Davidson County, Tennessee.

Thence, N 62deg36min00sec E, a distance of 67.00 feet to an iron rod;
Thence, N 66deg27min45sec E, a distance of 45.52 feet to a nail;
Thence, S 75deg21min15sec E, a distance of 16.25 feet to a nail;
Thence, N 61deg38min45sec E, a distance of 86.52 feet to an iron rod;
Thence, N 53deg40min38sec E, a distance of 109.63 feet to an iron rod;
Thence, S 30deg34min24sec E, a distance of 117.39 feet to an iron rod;
Thence, S 07deg58min00sec E, a distance of 14.95 feet to an iron rod;
Thence, S 27deg34min00sec E, a distance of 7.21 feet to an iron rod;
Thence, around a curve having a central angle of 63deg50min15sec, a radius of 292.80 feet, a tangent of 182.39 feet, a length of 326.23 feet, a chord which bears S 30deg39min59sec W for a distance of 309.62 feet to an iron rod;
Thence, S 62deg36min00sec W, a distance of 55.42 feet to a nail;
Thence, N 27deg54min00sec W, a distance of 297.84 feet to the point of beginning containing 82,769.99 square feet or 1.90 acres of land more or less.

Being the same property conveyed to Capitol Demonbreun, LLC by deed of record in Book 11120, page 660, Register's Office for Davidson County, Tennessee.

EXHIBIT B

TITLE MATTERS

1. Real estate taxes for the current and all subsequent years.

2. All matters shown on the plat of record in Book 5200, page 426, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 10965, page 404 and in Book 11625, page 252, Register's Office for Davidson County, Tennessee.