This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679

PICK-UP

ADDRESS NEW OWNER:
SHREYA INVESTMENT, LLC
821 Murfreesboro Road
Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 04/02/04 09:24 3pgs
Fees:18.00 Taxes:3071.00
20040402-0037185

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 71-6
GROUP 45.00
PARCEL

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by SHREYA INVESTMENT, LLC, the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, CIT LENDING SERVICES CORPORATION, a Delaware corporation, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto SHREYA INVESTMENT, LLC, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

THIS IS A DUPLICATE ORIGINAL TO REPLACE THE WARRANTY DEED LOST IN THE MAIL.

SEE EXHIBIT "A"

This is improved property known as 1400 Brick Church Pike, Nashville, TN 37207.

This is the same description as in previous deed of record.
This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record. Taxes for 2003 and 2004 have been assumed by Grantee. This conveyance subject to easements of record in Book 1970, Page 122; Book 3100, Page 398, Book 313, Page 573; Book 3164, Page 507; and any easement, if any, in abandoned alley, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said SHREYA INVESTMENT, LLC, its successors and assigns, forever; and does covenant with the said Grantee that it is seized and possessed of said land, has a good right to convey it; and it does further covenant and bind itself, its representatives, that (1) The Grantor has done nothing to impair such title as Grantor received, except as hereinabove set forth, and; (2) The Grantor will only warrant and defend the title against the lawful claims of all persons claiming by or through the Grantor, but not otherwise. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has signed this Special Warranty Deed, or if a corporation or partnership, has caused this instrument to be signed in its corporate or partnership name by (A) Officer(s), duly authorized by its Board of Directors, or (B) General Partner(s).

Witness my hand this the 26th day of January, 2004.

CIT LENDING SERVICES CORPORATION, a Delaware corporation

Peter D. Schaeffler

By: Peter D. Schaeffler, Assistant Vice President

STATE OF New Jersey)
COUNTY OF Morris)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Peter D. Schaeffler the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Special Warranty Deed for the purposes therein contained, and who further acknowledged that he is the Assistant Vice-President of the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at 1 CIT Drive, Livingston, New Jersey, this the 30 day of March, 2004.

Anita L Casazza

NOTARY PUBLIC

Anita L. Casazza
Notary Public, State of NJ
Commission Exp 06/28/06

My Commission Expires:

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 830,000.00.

AFFIANT

Subscribed and sworn to before me
this 31st day of March, 2004.

Steve M. Floyd

NOTARY PUBLIC
My Commission Expires: 11/27/2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being a part of Lots 1 and 20 and all of Lots 16, 17, 18, 19 and part of a public alley abandoned by Metro Council Bill No. 64-324, as shown on the Plan of John Scruggs Subdivision of record in Book 161, Page 86, said Register's Office, more particularly described according to a survey by Ragan-Smith Associates dated September 2, 1998, Job No. 98-120, as follows:

BEGINNING at an iron pin set at the intersection of the west right-of-way line of Brick Church Pike (71-foot public R.O.W.) and the north right-of-way line of Arctic Avenue (50-foot public R.O.W.); thence,

1. With the north right-of-way line of arctic Avenue, N88°10'22"W, 620.87 feet to an iron pin (set) at the southeast property corner of Tract No. 2 as deeded to Leonard A. Stephens of record in Deed Book 7275, Page 716, said Register's Office; thence,

2. Leaving said right-of-way line, with the east property line of said Tract No. 2, N08°26'28"E, 140.67 feet to an iron pin (set) in the south property line of said Tract No. 2, N08°26'28"E, 140.67 feet to an iron pin (set) in the south property line of Tract No. 1 as deeded to Craig Payne, Trustee, of record in Deed Book 6763, Page 142, said Register's Office; said pin being 130.30 feet east of an existing concrete monument at the southwesterly property corner of Tract No. 1; thence,

3. With the south property line of Tract No. 1, Craig Payne, Trustee property, in part, S81°34'14"E, 204.86 feet to an iron pin (set); thence,

4. S83°53'09"E, 281.43 feet to an existing iron pin; thence,

5. N05°36'21"E, 28.39 feet to an existing iron pin; thence,

6. S85°06'02"E, 94.02 feet to an existing iron pin in the west right-of-way line of Brick Church Pike (R.O.W. width varies at this point); thence,

7. With the west right-of-way line of Brick Church Pike, S21°32'17"E, 66.05 feet to an iron pin (set); thence,

8. S03°14'48"W, 57.82 feet to the Point of Beginning and containing 70,642 square feet or 1.6220 acres, more or less as calculated by the above courses which were determined within the precision requirements of a Category "I" Survey as adopted by the Tennessee State Board of Examiner for Land Surveyors.

BEING the same property conveyed to CIT LENDING SERVICES CORPORATION, a Delaware corporation by deed from Holly N. Knight, Substitute Trustee, of record in INST: 20040114-0006035, Register's Office for Davidson County, Tennessee.