THIS INSTRUMENT PREPARED BY:
Laurence M. Papel, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
211 Commerce Street, Suite 1000
Nashville, TN 37201

Davidson County DEEDWARR
Recvd: 10/15/04 08:34 6pgs
Fees:33.00 Taxes:4625.00
20041015-0124112

ADDRESS NEW OWNER
Hobson Park, LLC
1307 Wesley Place, N.W.
Atlanta, Georgia 30327

SEND TAX BILLS TO:
Same

MAP PARCEL
Map 183; Parcels 46
98 and 99

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,250,000.00.

Affiant

Subscribed and sworn to before me this the 14th day of October, 2004.

Notary Public

My Commission Expires:

JENNIFER CHANDLER-COLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 11-24-07

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, **BF Enterprises, Inc.**, a Delaware corporation, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto **Hobson Park, LLC**, a Georgia limited liability company, hereinafter called "GRANTEE," its successors and assigns, certain real property in 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 unimproved property located near the intersection of Old Hickory Boulevard and Interstate 24 in Nashville, Tennessee. The legal description is the same as in the previous deed.

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 12th day of October, 2004.

GRANTOR:

BF Enterprises, Inc., a Delaware corporation

By: _____
Name: Brian P. Burns, Jr.
Title: President

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Brian Burns, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledge himself to be President of BF Enterprises, Inc., the within named bargainor, a Delaware corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office, in SAN FRANCISCO, California, this the 12th day of October, 2004.

Linda Jean Papciak
Notary Public

My Commission Expires:

MARCH 15, 2007

LINDA JEAN PAPCIAK
Commission # 1405615
Notary Public - California
San Francisco County
My Comm. Expires Mar 15, 2007

N LMP 480653 v1
2825222-000001 10/12/04

EXHIBIT "A"

BEING a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located in the southwest quadrant of the intersection of Interstate 24 and Old Hickory Boulevard, and being more particularly described according to a survey of Barge, Waggoner, Sumner & Cannon, dated December 12, 1985 (File No. 8668—15), as follows:

BEGINNING at a point in the westerly margin of Old Hickory Boulevard, said point being southerly 1,140 feet, more or less, from the centerline of I—24, said point also being the northeast corner of the Gilroy Church of Christ as of record in Book 5210, Page 80, Register's Office for Davidson County, Tennessee; thence leaving said westerly margin with a portion of the northerly line of the Gilroy Church of Christ, N 82° 28' W, 168.33 feet to a point; thence, continuing with said northerly line and a portion of the northerly line of the property conveyed to Howard L. Paul by deed of record in Book 5231, Page 463, Register's Office for Davidson County, Tennessee, N 82° 49' W, 433.70 feet to a point; thence, with said northerly line of Paul property, N 82° 31' W, 399.38 feet to an iron pin; thence with a portion of the northerly line of the property conveyed to James D. Gillespie, et al, by deed of record in Book 5047, Page 661, Register's Office for Davidson County, Tennessee, N 81° 54' W, 400.00 feet to an iron pin; thence leaving said northerly line with the easterly line of the property conveyed to Century South Associates by deed of record in Book 5734, page 543, Register's Office for Davidson County, Tennessee, N 08° 09' E, 789.92 feet to an iron pin; thence with the southerly line of the Century South Associates property, S 76° 22' E, 829.79 feet to a point in the southerly margin of Hobson Drive; thence, with said southerly margin of Hobson Drive with a curve to the left 356.30 feet to a point, said curve having a central angle of 62° 30' 00, a radius 326.63 feet, a tangent of 198.20 feet and a chord S 13° 29' 32" E, 338.89 feet; thence continuing with said southerly margin, S 44° 44' E, 37.45 feet to a point; thence crossing said Hobson Drive, N 21° 33' E, 65.53 feet to a point in the northerly margin; thence, leaving said northerly margin with the easterly line of the property conveyed to Century South Associates by deed of record in Book 5734, page 543, Register's Office for Davidson County, Tennessee, the following calls: N 27° 46' E, 336.60 feet to a point; N 73° 08' E, 224.94 feet to an iron pin in the southwesterly margin of I—24; thence, with said southwesterly margin, S 16° 52' E, 192.70 feet to an iron pin in the westerly margin of Old Hickory Boulevard; thence, with said westerly margin of Old Hickory Boulevard the following calls; S 03° 19' E, 219.00 feet to an iron pin; S 78° 45' E, 15.00 feet to an iron pin; S 11° 15' W, 87.00 feet to a concrete monument; S 13° 55' W, 199.41 feet to a concrete monument; S 74° 17' E, 19.74 feet to an iron pin; S 16° 03' W, 154.72 feet to the point of beginning, and containing 992,453 square feet or 22.78 acres, more or less according to said survey.

INCLUDED IN THE ABOVE DESCRIBED PARCEL, BUT EXPRESSLY EXCLUDED THEREFROM is a portion of Hobson Drive more particularly described according to said survey, as follows:

BEGINNING at a point in the westerly margin of Old Hickory, said point being 880 feet, more or less, southerly from the centerline of I—24, said point also being at the intersection of the northerly margin of Hobson Drive and the westerly margin of Old Hickory Boulevard as shown on the plan of Hobson Park, as of record in Book 4460, Page 34, Register's Office for Davidson County, Tennessee; thence, with said westerly margin of Old Hickory Boulevard S 13° 55' W, 80.01 feet to a point at the intersection with the southerly margin of Hobson Drive; thence, with said southerly margin the following calls: N 75° 05' W, 27.20 feet to a point; with a curve to the right, 392.65 feet to a point, said curve having a central angle of 30° 20' 00", a radius of 741.66 feet, a tangent of 201.04 feet and a chord of N 59° 54' 32" W, 388.08 feet; N 44° 44' W, 47.45 feet to a point; thence, crossing said Hobson Drive, N 21° 33' E, 65.53 feet to a point in the northerly margin of said Hobson Pike; thence, with said northerly margin the following calls: with a curve to the left, 427.65 feet to a point, said curve having a central angle of 30° 20' 00", a radius of 807.77 feet, a tangent of 218.96 feet and a chord of S 59° 54' 32" E, 422.67 feet; S 75° 04' 32" E, 25.81 feet to the point of beginning, and containing 33,597 square feet or 0.77 acres, more or less, according to said survey.

Being the same property conveyed to BF Enterprises, Inc. by Quitclaim Deed from Boothe Financial Corporation, of record in Book 7452, page 897, Register's Office for Davison County, Tennessee.

ALSO INCLUDED IN THE ABOVE DESCRIBED PARCEL, BUT EXPRESSLY EXCLUDED THEREFROM are those portions of the above described parcel conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deeds recorded in Book 7791, Page 386 and Book 8716, Page 397, Register's Office for Davidson County, Tennessee, and those portions of the above described parcel conveyed to the State of Tennessee by deeds recorded in Book 10669, Page 630 and Book 10669, Page 632, said Register's Office.

EXHIBIT "B"

THE FOREGOING DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2005 and subsequent years.

2. All matters shown on the plat recorded in Book 4460, Page 34, and Surveyor's Certificate of Correction recorded in Book 4544, Page 7, Register's Office for Davidson County, Tennessee.

3. Temporary access road easement set forth in Book 11327, Page 954, said Register's Office.

4. Stormwater detention agreement recorded as Instrument No. 20011010-0110437, said Register's Office.

5. Lack of access to controlled access highway Interstate 24.

6. All matters shown on survey prepared by John M. Duffer, Tennessee RLS #1431 of Gresham Smith and Partners, dated August 25, 2004, revised October 8, 2004, bearing Project No. 23378.00.