Address New Owner:	**Map-Parcel Numbers:**	**Send Tax Bills To:**
AKAL Group, Inc. 1503 Dickerson Pike Nashville, TN 37207	Map 71-11, Parcel 16	New Owner

This instrument prepared by: Edwin E. Wallis, Jr., Moss, Benton & Wallis, PLLC, 325 N. Parkway, P.O. Box 3897, Jackson, Tennessee 38303-3897

After recording, please return by mail to: Moss, Benton & Wallis, PLLC (EEW)325 N. Parkway, P.O. Box 3897, Jackson, Tennessee 38303-3897

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **BLC REAL ESTATE, LLC** (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to **AKAL GROUP, INC.**, a Tennessee Corporation, the real estate as described in the attached Exhibit "A." This is improved property, known as 1503 Dickerson Pike, Nashville, Tennessee 37207.

This conveyance is made by Grantor and accepted by Grantee subject to all valid and subsisting easements, rights-of-way, conditions, covenants, restrictions, reservations and exceptions of record, including all building and zoning ordinances, laws, regulations and restrictions by municipal or other governmental authority applicable to the Property and all matters apparent from an inspection of the Property, or which a current, accurate survey of the Property would disclose (including but not limited to encroachments, overlaps or boundary line disputes), collectively the "Permitted Encumbrances".

The conditions, covenants and other provisions set out in this Deed shall be covenants running with the land and shall be binding upon and (except as expressly provided otherwise) shall inure to the benefit of the parties, their subsidiaries, affiliates, legal representatives, heirs, successors and assigns as applicable.

Ad valorem taxes and special assessments, if any, against the Property for the year in which the Effective Date occurs will be pro-rated between Grantor and Grantee as of the Effective Date, and Grantee hereby assumes and agrees to pay same.

Davidson County DEEDWARR
Recvd: 11/01/04 10:45 5pgs
Fees:28.00 Taxes:1665.00
20041101-0130575

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me this 15th day of October, 2004.

Notary Public

My Commission Expires: 11/19/07

TO HAVE AND TO HOLD the Property, together with the appurtenances, estate, title and interest thereto, unto Grantee, Grantee's successors, heirs and assigns forever, subject to the provisions hereof, and in lieu of all other warranties, express or implied, Grantor does hereby bind itself, its successors and assigns, to warrant and defend the title to the Property unto Grantee, Grantee's successors, heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Encumbrances.

The undersigned covenants with the Grantees that it is lawfully seized and possessed of said real estate, and has a good and valid right to sell and convey the same; that it is unencumbered with the exception of those items set forth in Exhibit "B." With said exceptions, the undersigned will forever warrant and defend the title to said real estate against the lawful claims of all persons whomsoever.

EXECUTED to be effective the 14th day of October, 2004.

GRANTOR:

BLC REAL ESTATE, LLC

By: _____
Name: ALIX PIERRE J.
Title: VICE PRESIDENT

STATE OF NEW YORK)

COUNTY OF NEW YORK)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared ALIX PIERRE J., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be VICE PRESIDENT of BLC REAL ESTATE, LLC, the within named bargainor, and that he as such OFFICER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of BLC REAL ESTATE, LLC by himself as such OFFICER.

WITNESS my hand and seal this 14th day of October, 2004.

Alicia Luna
Notary Public

My Commission Expires:

May 24, 2008

ALICIA LUNA
Notary Public, State of New York
No. 01LU6110179
Qualified in Queens County
Commission Expires May 24, 2008

Exhibit A
Description of Property

Land in the 7th Civil District of Davidson County, Tennessee, being described according to a survey by J. Bruce Rainey, surveyor #823, dated July 17, 1997, and known as Job No. 970173, and shown as Lot No.1 on the Plan of The Nashville Trust Company's Subdivision of the lands of John Woodward, of record in Plat Book 161, page 127, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron pipe in the easterly margin of Dickerson Road, said point of beginning being the northwest corner of the herein described tract and the southwest corner of the Tony R. Clouse property, of record in Book 8834, page 253, Register's Office for Davidson County, Tennessee, said point also being located 235.90' in a northerly direction as measured along the margin of Dickerson Road, from the northerly margin of Gatewood Avenue (formerly Scrugge Avenue); thence from said point of beginning, leaving Dickerson Road with Clouse's line S 83 deg. 25 min. 49 sec. E, 400.53' to an iron pin set in the westerly margin of Luton Avenue; thence with said margin of Luton Avenue, 25 feet from the centerline, S 02 deg. 59 min. 42 sec. W, 213.05; to an iron pin set in the northerly margin of Gatewood Avenue; thence with said margin of Gatewood Avenue, 20 feet from the centerline, N 86 deg. 30 min. 00 sec. W, 426.97' to an iron pin set in the easterly margin of Dickerson Road; thence with the margin of Dickerson Road, 40 feet from the centerline and a curve to the left having a radius of 3034.74', a delta of 4 deg. 27 min. 13 sec., a tangent of 118.01', a chord length of 235.90' said chord having a bearing of N 09 deg. 37 min. 03 sec. E, and an arc distance along said curve f 235.90' to the point of beginning, containing 2.12 acres more or less.

Being the same property conveyed to BLC Real Estate, LLC by Substitute Trustee's Deed from Daniel H. Puryear, Substitute Trustee, of record as Instrument No. 20040607-0066865, Register's Office for Davidson County, Tennessee.

Exhibit B
List of Permitted Exceptions

1. 2004 Property Taxes, prorated and assumed;

2. Subject to all matters shown on the plat of record in Plat Book 161, page 127, Register's Office of Davidson County, Tennessee.

3. All rights, easements, interests or claims which may exist by reason of or reflected by any matters shown on the survey prepared by J. Bruce Rainey, RLS No. 823, Bruce Rainey and Associates, Hendersonville, TN, dated August 20, 2001, Job. No. 01-0197.

F:\AKAL GROUP\WARRANTY DEED