Davidson County DEEDWARR
Recvd: 12/22/04 09:10 3pgs
Fees:18.00 Taxes:6007.62
20041222-0152028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 1,623,682.00.

Affiant

Subscribed and sworn to before me, this the 20th day of December, 2004.

NOTARY PUBLIC AT LARGE
Sharon H. Gibbs
My Commission Expires September 22, 2007
STATE OF TENNESSEE

Notary Public
My commission expires: September 22, 2007

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Brentwood Office Building, LLC 801 Lynnwood Boulevard Nashville, TN 37205	Same	11-B-C/26 (Williamson County) 171/5 (Davidson County)

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, PAUL DURHAM COMPANY - BRENTWOOD OFFICE BUILDING, LLC, a Tennessee limited liability company ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto BRENTWOOD OFFICE BUILDING, LLC, a Tennessee limited liability company ("GRANTEE"), its successors and assigns, certain real estate in Nashville, Davidson County, Tennessee, being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property located at 116 Wilson Pike, Brentwood, Tennessee 37027.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth on Exhibit A, attached hereto and incorporated herein by reference. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging to GRANTEE, its successors and assigns, forever. GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds itself, its successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever (other than claims arising out of the matters set forth on ExhibitA).

WITNESS its hand this 20th day of December, 2004.

PAUL DURHAM COMPANY - BRENTWOOD OFFICE BUILDING, LLC

By: _____

Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joe Vaulx Crockett, III, a Notary Public in and for the County and State aforesaid, personally appeared Michael D. Pierce, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Chief Manager of PAUL DURHAM COMPANY - BRENTWOOD OFFICE BUILDING, LLC, the within named bargainor, a limited liability company, and that he as Chief Manager of such limited liability company, being authorized so to do, executed the foregoing instrument for the purposes contained therein, 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 20th day of December, 2004.

_____
Notary Public
My Commission Expires: _____

JOE VAULX CROCKETT, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Joe Vaulx Crockett, III
My Commission Expires
January 29, 2005
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

116 Wilson Pike Circle, Brentwood, Tennessee

A certain tract of land in Davidson County and Williamson County, State of Tennessee, being described according to a survey dated July 29, 1988, by Michael V. Holmes, Registered Land Surveyor, as follows:

Beginning at a point in the southeast corner of intersection of Brooks Chapel Road and Wilson Pike; thence North 77 degrees 42 minutes 01 seconds east 188.94 feet to a point; thence South 10 degrees 39 minutes 13 seconds east 346.83 feet to a point; thence South 79 degrees 25 minutes 28 seconds west 181.36 feet to a point; thence North 11 degrees 54 minutes 49 seconds west 341.24 feet to the point of beginning, containing 63,688.58 square feet or 1.46 acres, more or less.

Being the same property conveyed to Paul Durham Company - Brentwood Office Building, LLC, by deed from Brentwood Income Partners, L.P. of record in Book 10994, page 124 in Register's Office for Davidson County, Tennessee and in Book 1687, page 198 in Register's Office for Williamson County, Tennessee.

EXCEPTIONS TO TITLE

The Property is conveyed subject to the following:

1. Taxes for the current year which have been prorated.

2. Loan from State Street Bank and Trust Company, assigned to: HSA/Wexford Bancgroup, L.L.C., said loan being evidenced and secured by a Deed of Trust and related documents of record in Book 10994, page 127; Book 10994, page 195; Instrument No. 200001180005616; financing statement of record in File No. E0054273 as assigned in Instrument No. 200001180005794; and Instrument No. 199806260054273 (all in Davidson County), said Deed of Trust and related documents also being of record in Book 1687, page 201; Book 1950, page 96; Book 1687, page 269; Book 1950, page 93; and financing statement of record in File No. 71616 as assigned in File No. 74608 and continued in File No. 77649 (all in Williamson County).

