This Instrument Was Prepared By:
C. Palmer Pillans, Esq.
Miller & Martin PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 06/22/05 15:57 5 pg:
Fees:28.00 Taxes:1202.50
20050622-0071803

Address New Owner(s):	Send Tax Bills to	Tax Information:
HCT Investments, LLC 1201 16th Avenue South Suite 200 Nashville, TN 37212	New Owner	Map: 135 Parcels: Part of 239.02 and 240.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MITCHELL WHITSON, a married person, and JAMES U. RUST IV, an unmarried person, ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to HCT INVESTMENTS, LLC, a Tennessee limited liability company, ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located on Murfreesboro Pike, Nashville, Tennessee.

The property being conveyed by this deed is not the primary residence of either Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons.

Whenever 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, Grantors have executed this instrument on this 21st day of June, 2005

MITCHELL WHITSON

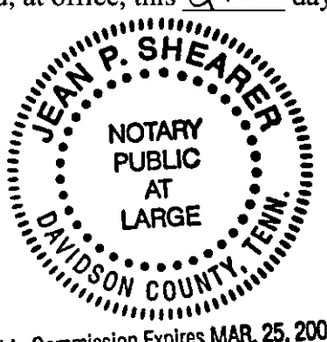
2122845_1.DOC

JAMES U. RUST, IV

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MITCHELL WHITSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of June, 2005.

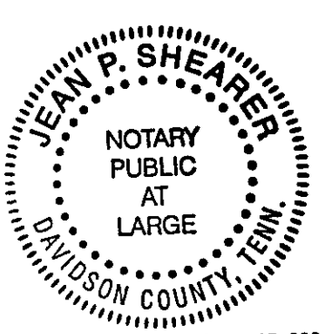


Notary Public
My Commission Expires: 3-25-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JAMES U. RUST, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of June, 2005.



Notary Public
My Commission Expires: 3-25-06

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $325,000.

Affiant

Subscribed and sworn to before me,
this 21 day of June, 2005.

Notary Public
My Commission Expires: 3-25-06

JEAN P. SHEARER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

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PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2 on the Plat of The Shoppes at Nashboro Village of record in Instrument No. 20050525-0059136, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete legal description.

Being part of the same property conveyed to Mitchell Whitson and James U. Rust IV by deed from Juanita Y. Sloan and James D. Sloan of record in Instrument No. 20041103-0132643, Register's Office for Davidson County, Tennessee.

EXHIBIT A

PERMITTED EXCEPTIONS

1. Taxes for 2005, a lien not yet due and payable.

2. All matters shown on the plat of record in Instrument No. 20050525-0059136, Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement of record in Instrument No. 20050331-0035165, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5526, page 687 and Book 5526, page 691, Register's Office for Davidson County, Tennessee.

5. Easement(s) of record in Book 437, page 12, Register's Office for Davidson County, Tennessee.

EXHIBIT B