BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

SPECIAL WARRANTY DEED

FROM: FIFTH THIRD BANK, N.A.,
Grantor

TO: CUBBY HOLES, GP,
Grantee

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

650 Wedgewood Avenue
Nashville, TN 37203
ATTN: Sean Lewis

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

(New Owner)

Map-Parcel Numbers

040-00-0 222.00

Davidson County DEEDWARR
Recvd: 07/08/05 15:03 5 pg
Fees:28.00 Taxes:4440.00

20050708-0079458

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Million Two Hundred Thousand and No/100 Dollars ($1,200,000.00).

Jeff Maw Chief Manager DET
Affiant

SUBSCRIBED AND SWORN TO before me, this the 29th day of June, 2005.

Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN Exp. 11/24/07

My Commission Expires:_____

03328N:050803:630797:1:NASHVILLE
6/28/05

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Fifth Third Bank, N.A., a national banking association, ("**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto Cubby Holes, GP, a Tennessee general partnership ("**Grantee**"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 4232 Westcap Road, Whites Creek, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors 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 claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

Witness my hand this 29th day of June, 2005.

FIFTH THIRD BANK, N.A.

By: Gregory A. Schaeck

Title: Senior Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Doris P. Carpenter, a Notary Public of said County and State, personally appeared Gregory A. Schaeck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior Vice President (or other officer authorized to execute the instrument) of FIFTH THIRD BANK, N.A., the within named bargainor, a national banking association, and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the association by himself as its Senior Vice President.

Witness my hand and seal this 29th day of June, 2005.

Doris P. Carpenter
Notary Public

DORIS P. CARPENTER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

My Commission Expires: 1-21-07

EXHIBIT A

Property Description

A certain tract(s) or parcel(s) of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT I:

LAND in Davidson County, Tennessee, BEING Lot No. 8 on the Plan of Resubdivision of Lot 1, Hickory Hills, Section 9, of record in Instrument No. 200006280064297, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

TRACT II:

LAND in Davidson County, Tennessee, BEING Lot No. 3 on the Plan of Hickory Hills, Section 8, of record in Plat Book 8250, Page 636, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Grantor by Successor Trustee's Deed of Record as Instrument No. 20050201-0011888, said Register's Office. The above description is the same as in the previous deed of record.

EXHIBIT B

Encumbrances

1. Davidson County taxes for 2005, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Book 8250, page(s) 636, said Register's Office. (Tract II)

3. Matters shown on the Plan of record as Instrument No. 200006280064297, said Register's Office. (Tract I)

4. Restrictive Covenants contained in instrument of record in Book 10728, page 177, said Register's Office. (Tract I)

5. Easement for natural gas lines granted to Tennessee Natural Gas Lines, Inc. of record in Book 2493, page 388, said Register's Office. (Tract I)

6. Right of Way Easement granted to Tennessee Natural Gas Lines, Inc. of record in Book 1939, page 569, said Register's Office. (Tract I)

7. Memorandum of Agreement dated July 7, 1997 by and between Karen Liane Miller and Dial Call, Inc. a Georgia Corporation, d/b/a Nextel Communications, of record in Book 10621, page 539, as assigned of record as Instrument Nos. 20011205-0133729 and 20011205-0133730, said Register's Office. (Tract II)

8. Memorandum of Agreement dated July 29, 1999 by and between Spectrasite Communications, Inc. and Tritel Communications Lease, Inc., of record in Book 11692, page 841, said Register's Office.

9. Storm Water Detention Easement of record as Instrument No. 200007120068823, said Register's Office.

10. Subordination, Non-Disturbance and Attornment Agreement of record as Instrument No. 20020412-0045701, said Register's Office.