This Instrument Prepared By:
Adams and Reese / Stokes Bartholomew LLP (FRH)
424 Church Street, Suite 2800
Nashville, TN 37219

Map 105-14
Parcel 69

Address New Owner/
Send Tax Bills to:
2201 Eighth Avenue Partners, LLC
c/o William E. Knestrick
2617 Grandview Avenue
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 08/26/05 16:17 4 pgs
Fees:23.00 Taxes:1665.00
20050826-0102696

GENERAL 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, **KINGSLAND PROPERTIES, L.P.**, a Tennessee limited partnership (hereinafter the "GRANTOR"), has bargained and sold, and by these presents does hereby transfer, assign and convey unto **2201 EIGHTH AVENUE PARTNERS, LLC**, a Tennessee limited liability company (hereinafter the "GRANTEE"), its successors and assigns, those certain tracts or parcels of land in Nashville, Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference.

This is improved property known as 2201 8th Avenue, South, Nashville, TN 37204.

The conveyance of the property herein, and all covenants and warranties of GRANTOR contained herein, are made expressly subject to those matters set forth on Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, and GRANTEE'S successors and assigns, forever. GRANTOR covenants that it is lawfully seized and possessed of the property in fee simple, has the right to convey the same, and that the title thereto is free from all encumbrances, except as otherwise set forth herein. GRANTOR further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to said property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed as of this 23 day of August, 2005.

KINGSLAND PROPERTIES, L.P.,
a Tennessee limited partnership

By: _____

Its: General Partner

STATE OF TENNESSEE)
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tom F. Cone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner of KINGSLAND PROPERTIES, L.P., the within named bargainor, a Tennessee limited partnership, and that he, as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by _____elf as _____.

WITNESS my hand, at office, this 23 day of August, 2005.

VONDA PROFFITT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JAN. 27, 2007

Vonda Proffitt
NOTARY PUBLIC

My Commission Expires:
_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

J. Ken Harwell
AFFIANT

Subscribed and sworn to before me this 23 day of August, 2005.

STELLA M. McDANIEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Stella M. McDaniel
Notary Public

My Commission Expires:
My Commission Exp. Nov. 22, 2008

286249.1/604091.000002

EXHIBIT A

Tract 1:

Land in Davidson County, Tennessee, being part of Lot No. 65 on the Plan of the Waverly Land Company's Addition, called Waverly Place, as of record in Book 57, page 95, Register's Office for said County.

Said tract begins at a point on the west side of 8th Avenue South, formerly Spruce Street or Franklin Pike, said point being 100 feet south of the northeast corner of said Lot No. 65; thence in a southerly direction along the west side of the Franklin Pike 50 feet to a point; thence in a westerly direction 196 feet, more or less, to an alley; thence in a northerly direction along the east margin of said alley 50 feet to a point; thence in an easterly direction 195 1/2 feet to the point of beginning. Said tract is the northerly 50 feet, between parallel lines of the southerly 150 feet of said Lot No. 65 as aforesaid.

Tract 2:

Land in Davidson County, Tennessee, being a part of Lot No. 65 on the Plan of the Waverly Land Company's Addition, called Waverly Place, as of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, being City #2203-8th Avenue, South.

Said tract fronts 50 feet on the west side of 8th Avenue, South, formerly Spruce Street, or Franklin Pike, and beginning at a point on the west side of the Franklin Pike 50 feet north of the southeast corner of Lot No. 65; thence northerly along the westerly side of the Franklin Pike 50 feet to a point; thence in a westerly direction 196 feet, more or less, to the easterly margin of an alley, said point being 100 feet north of the southwest corner of Lot #65; thence in a southerly direction along the east margin of said alley to a point 50 feet north of the said southwesterly corner of Lot #65; thence in an easterly direction between parallel lines to the west side of the Franklin Pike to the point of beginning, said point of beginning being 196 feet, more or less; said 50 feet tract is the center 50 feet of the southerly 150 feet of Lot #65 conveyed to Wm. Gupton, by deed of Kate T. Kirkman, a widow, of record in Book 481, page 644, Register's Office for Davidson County, Tennessee, to which reference is made.

Tract 3:

Land in Davidson County Tennessee, being the southerly 50 feet of Lot No. 65 on the Plan of the Waverly Land Company's Addition, called Waverly Place, as of record in Book 57, page 95, Register's Office for said County.

Said southerly 50 feet of Lot No. 65 fronts 50 feet on the westerly side of 8th Avenue, South, formerly Spruce Street or Franklin Pike, and runs back between parallel lines 197.4 feet on the south line and 196 feet, more or less, on the north line to an alley.

Tracts 1, 2 and 3 being the same property conveyed to Kingsland Properties, L.P. by Quitclaim Deed from Cone Oil Company, Inc., of record as Instrument No. 20031006-0147317, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Title Exceptions

1. 2005 real property taxes, a lien, but not yet due and payable, which have been prorated between the parties and shall be paid by Grantee.

2. All matters shown on the plat, of record in Plat Book 57, page 95, Register's Office for Davidson County, Tennessee.