Davidson County DEEDWARR
Recvd: 09/19/05 11:30 4 pgs
Fees:23.00 Taxes:18500.00
20050919-0112160

SPECIAL WARRANTY DEED

FROM: 1741 Elm Hill, L.P.

TO: Richards Investors, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Richards Investors, LLC 1741 Elm Hill Pike Nashville, TN 37210	Same	Map/Parcel 107-1-3

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $5,000,000.00

Affiant

Sworn to and subscribed before me, this 16th day of September, 2005.

Notary Public

My Commission Expires:

NOTARY PUBLIC
AT LARGE
Cheryl Mehaffey
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **1741 Elm Hill, L.P.** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Richards Investors, LLC** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 1741 Elm Hill Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 15th day of September, 2005.

SELLER: 1741 Elm Hill, L.P.
a Tennessee limited partnership

By: Sonoran Investors, LLC, general partner

By: _____
Croley W. Graham, Jr., Secretary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Croley W. Graham, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary of Sonoran Investors, LLC, the general partner of 1741 Elm Hill, L.P. the within named bargainor, a limited partnership and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Secretary of the general partner.

Witness my hand and seal at office in Nashville, Tennessee, this 15th day of September, 2005.

_____
Notary Public

My Commission Expires:

CHERYL MEHAFFEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Cheryl Mehaffey
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land in the First Civil District of Nashville, Davidson county, Tennessee, located at the southwest corner of Dabbs Avenue and Elm Hill Pike, and being Lot No. One, on the plan of Metropolitan Industrial Park, Section One, of record in Book 3842, page 91, R.O.D.C., and being more particularly described as follows:

Beginning at a concrete monument in the westerly margin of Dabbs Avenue, said monument also being a point in the northerly line of the Alex Keelin estate, of record in Book 741, page 231, R.O.D.C.;

Thence, with said northerly line S 76° 37' W, 162.25 feet to a point;
Thence, with the westerly line of said Keelin estate S 08° 09' E, 273.40 feet to a point;
Thence, with the northerly line of said property conveyed to J.E. Gleaves, et ux., by deed of record in Book 1645, page 612, R.O.D.C., S 78° 15' W, 698.48 feet to an iron pin;
Thence, with the easterly line of the property conveyed to Shoney's Big Boy Ent., Inc. by deed of record in Book 5084, page 899, R.O.D.C., N 11° 00' W, 577.31 feet to an iron pin in the southerly margin of Elm Hill Pike;
Thence, with said southerly margin; N 79° 00' E, 298.57 feet to a point;
Thence, with a curve to the left 430.65 feet to a point, said curve having a central angle of 24° 48', a radius of 994.93 feet, a tangent of 218.75 feet and a chord of N 66° 36' E, 427.29 feet;
Thence, with a curve to the right, 38.04 feet to a point in the westerly margin of Air Lane Drive, said curve having a central angle of 87° 11', a radius of 25.00 feet, a tangent of 23.80 feet and a chord of S 82° 12' 30" E, 34.48 feet;
Thence, with a curve to the right 100.55 feet to a point, said curve having a central angle of 32° 45', a radius of 175.91 feet, a tangent of 51.69 feet and a chord of S 22° 14' 32" E, 99.19 feet;
Thence, S 05° 52' E, 20.22 feet to a point;
Thence, with a curve to the left, 181.73 feet to a point in the westerly margin of Dabbs Avenue, said curve having a central angle of 42° 30', a radius of 245.00 feet, a tangent of 95.28 feet and a chord of S 27° 07' E, 177.60 feet;
Thence, S 48° 22' E, 101.83 feet to the point of beginning.
Containing 10.25 acres, more or less.

And, being the same property conveyed to Aladdin Industries, LLC (formerly known as Aladdin-Nashville, LLC) by Deed of Record in Book 11312, Page 345, Office of the Register of Davidson County, Tennessee, and shown on the Survey, dated March 28, 2000, last revised June 13, 2000, prepared by Ragan Smith Associates, David A. Johnson, R.L.S. under Tennessee No. 1352.

Being the same property conveyed to Smith Crowe Realty Capital, L.P. by deed from Aladdin Industries, LLC of record as Instrument No. 200009010086612, Register's Office of Davidson County, Tennessee. 1741 Elm Hill, L.P. is the successor in interest to Smith Crowe Realty Capital, L.P. by name change amendment of record at Instrument No. 20041123-0140416, Register's Office of Davidson County, Tennessee. Being the same property conveyed to 1741 Elm Hill, L.P. by Smith Crowe Realty Capital, L.P. by deed of record as Instrument No. 200508240100900, Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. All matters shown on Plat recorded in Book 3842, page 91.

3. Easement(s) for sanitary sewers as set forth in instrument recorded in Book 4227, page 735.