This Instrument Was Prepared By:
Jack F. King, Jr., Esq.
Miller & Martin PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 10/25/05 12:40 4 pgs
Fees:23.00 Taxes:8880.00
20051025-0128724

Address New Owner(s):
FHS Nashville, L.P.
c/o Goldfarb & Simens
111 Pine Street, 18th Floor
San Francisco, CA 94111
ATTN: Mark F. Simens

Send Tax Bills to:
New Owner

Map and Parcel No.:
107-166.00

SPECIAL 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, JBR INTERESTS, LLC, a Tennessee limited liability company (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to FHS NASHVILLE, L.P., a California limited partnership (the "Grantee"), its successors and assigns, property located in Davidson County, Tennessee, described on Exhibit A attached hereto and made a part hereof.

This is improved property known as 20 Rachel Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to those matters set forth on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

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, Grantor has executed this instrument on this 20th day of October, 2005.

JBR INTERESTS, LLC

By: _____

Title: Chief Manager

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, John A. Brewer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the chief manager of JBR INTERESTS, LLC, a limited liability company, the within named bargainer, and that he as such chief manager, being authorized so to do, executed the foregoing instrument, for the purposes therein contained by signing the name of the limited liability company by himself as such _____.

Witness my hand, at office, this 20th day of October, 2005.

Notary Public
My Commission Expires: 5/24/2008

JACK F. KING, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $2,400,000.

Affiant

Subscribed and sworn to before me
this 20th day of October, 2005.

Notary Public
My Commission Expires: 5/24/2008

JACK F. KING, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

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EXHIBIT A

A certain tract of land containing 1.17 acres more or less, and depicted as Lot 14 on Plat of record in Instrument No. 20020729-0090528, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JBR Interests, LLC by deed from Royal Park Investments, L.P. of record in Instrument No. 20020731-0091772, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for 2005, a lien now due and payable.

2. Declaration of Protective Covenants and Owners Association for Royal Park Business Center recorded in Book 9734, page 922, Register's Office for Davidson County, Tennessee.

3. Consent Judgment and Final Decree of record in Book 8025, page 804, Register's Office for Davidson County, Tennessee.

4. All matters shown on the plat of record in Instrument No. 20020729-0090528, Register's Office for Davidson County, Tennessee.

5. All matters appearing on the survey prepared by R. Scot Cherry, RLS No. 1512, Cherry Land Surveying, dated September 21, 2005, last revised September 29, 2005.