Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
SIG I, LLC 446 James Robertson Pkwy, Nashville, TN 37219	Same as Owner	MAP 93-02 PARCEL 7
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **The R. C. Whiteaker Family No. II Limited Partnership** ("Grantor") has bargained and sold, and hereby transfers and conveys to **SIG I, LLC** ("Grantee"), and its respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

Real estate taxes for the current year, which have been paid and prorated between the parties and assumed by Grantee; any and all existing easements and restrictions of record; the plan of record in Book 3500, Page 109, Register's Office for Davidson County, Tennessee; Restrictions of record in Book 2735, page 473, Register's Office for Davidson County, Tennessee; all matters shown on Boundary Survey prepared by Ragan-Smith Murphy & Associates bearing last revision date of October 22, 1998 (Job No. 89-018), signed by Jackie Dillehay, TN Registered Land Surveyor No. 1417; any and all zoning regulations, building restrictions, setback lines, if any, easements and right-of-way for public utilities.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 446 James Robertson Pkwy, Nashville, TN 37219.

EXECUTED this 7th day of November, 2005.

THE R. C. WHITEAKER FAMILY NO. II LIMITED PARTNERSHIP, Grantor

BY: Raymond C. Whiteaker

Raymond C. Whiteaker,
General Partner

Davidson County DEEDWARR
Recvd: 11/07/05 15:14 3 pgs
Fees:18.00 Taxes:6660.00

20051107-0134803

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the County and State aforesaid, personally appeared Raymond C. Whiteaker, 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 General Partner of The R. C. Whiteaker Family No. II, a limited partnership, the within named bargainor, a Tennessee limited partnership, and that he, as the General Partner of such corporate general partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as the General Partner.

Witness my hand, this the 7th day of November, 2005.

NOTARY PUBLIC

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
1/26/08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,800,000.00.

AFFIANT

Subscribed and sworn to before me this 7th day of November, 2005.

NOTARY PUBLIC

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
1/26/08

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot "Ca" on the resubdivision of the parcels of "Ca" and "C" of The Capitol Hill Redevelopment Project of record in Book 3500, page 109, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at an iron pin (old) at the south end of a curve at the southeasterly corner of the intersection of Gay Street and James Robertson Parkway; thence, along said curve having a radius of 15.00 feet and a central angle of 110 deg. 05' 00" northeasterly a distance of 28.82 feet to an iron pin (new) in the southerly margin of Gay Street; said curve has a chord bearing and distance of N 10 deg. 18' 30" E, 24.59 feet; thence, with the margin of the same, N 65 deg. 21' 00" E, 294.90 feet to an iron pin (old), said iron pin being the beginning of a curve to the right; thence, with said curve to the right having a radius of 15.00 feet and a central angle of 87 deg. 22' 00" southeasterly a distance of 22.87 feet to an iron pin (old) in the westerly margin of Third Avenue North, said curve has a chord bearing and distance of S 70 deg. 58' 00" E, 20.72 feet; thence, with the margin of the same, S 27 deg. 17' 00" E, 86.15 feet to an iron pin (old); thence, leaving said margin with the northerly property line of Tennessee Workers Credit Union Subdivision of record in Plat Book 820, page 954, Register's Office for Davidson County, Tennessee, S 65 deg. 21' 00" W, 302.55 feet to an iron pin (old) in the northeasterly margin of James Robertson Parkway; thence, with the margin of the same along a curve to the left having a radius of 955.00 feet and a central angle of 05 deg. 02' 59" northwesterly a distance of 84.17 feet to the point of beginning, said curve has a chord bearing and distance of N 42 deg. 12' 31" W, 84.14 feet to the point of beginning, said curve has a chord bearing and distance of N 42 deg. 12' 31" W, 84.14 feet.

Being part of the same property conveyed to The R.C. Whiteaker Family Trust No. II, Limted Partnership by Quitclaim Deed of record as Instrument No. 20051107-0134802, Register's Office for Davidson County, Tennessee.