Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $2,160,000.00

Affiant

Subscribed and sworn to before me, this 30 day of November 2005.

Notary Public
My commission expires: 8/11/07

ROSEMARY P. SMITHSON ★ NOTARY PUBLIC AT LARGE ★ WILLIAMSON CO., TENN.

Davidson County DEEDWARR
Recvd: 12/01/05 11:02 2 pgs
Fees:13.00 Taxes:7992.00
20051201-0144378

Address of New Owner:	Send Tax Bills to:	Tax Information
3C Investments, LLC 1600 Westgate Cir Suite 125 Brentwood, TN 37027	Same	070-16-0/018.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Bob and Michael Real Estate Partnership, a Tennessee general partnership composed of Bob D. Nash and Michael T. Cartwright hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to 3C Investments, LLC, a Tennessee limited liability company hereinafter called the Grantee(s) its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Tract No 7c Section 15 Metro Center of record in Book 5190 page 490 Register's Office for Davidson County, Tennessee more particularly described as follows according to survey of Volunteer Surveying dated November 8, 2005:

Beginning at a point in the northeast corner of the American Realty Trust, Inc. property as of record in Book 11503 page 900 Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Thence N 74° 12' 37" E, 47.41 feet to an iron pin;
Thence N 15° 58' 00" W, 48.99 feet to a P.K. nail;
Thence N 64° 02' 00" E 266.00 feet to a P.K. nail;
Thence S 07° 36' 44" E, 350.74 feet to an iron pin;
Thence S 83° 50' 39" W, 230.10 feet to a concrete monument;
Thence N 23° 49' 07" w, 261.42 feet to the point of beginning,
Containing 87,127.98 square feet or 2.0 acres.

Being the same property conveyed to Bob and Michael Real Estate Partnership, a Tennessee general partnership by deed from George W. Hudspeth Revocable Trust of record in Instrument No. Instrument No. 200111101-0119622 and re-recorded in Instrument No. 20011226-0141608 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2005 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Section 15 Metrocenter of record in Book 5190 Page 490, Register's Office for Davidson County, Tennessee 3) Restrictive Covenants contained in Instrument of record in Book 4929 page 722 and Master Deed of record in Book 5026 page 783 and 5242 Page 389, Book 5225 page 120, Book 5225 page 112, Book 5026 Page 783 and Book 5035 page 967 4) Restrictive Covenants contained in Instrument No. 4787 page 659 and in deed of record in Book 5715 page 331 a clarified by

Declaration of record in Book 7012 page 61 and Book 7487 page 952 5) Access Easement as shown on Plat of survey of record in Book 5190 Page 490 and subject to maintenance obligations.

This property is improved property known as 220 Venture Circle, Nashville, Tennessee 37228-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

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.

WITNESS my hand this 28th day of November, 2005.

Bob and Michael Real Estate Partnership
a Tennessee general partnership

By: _____
Bob D Nash, Partner

By: _____
Michael T. Cartwright, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bob D. Nash and Michael T. Cartwright partners of Bob and Michael Real Estate Partnership the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of November, 2005.

_____
Notary Public

My Commission expires: MY COMMISSION EXPIRES January 31, 2007

FILE NO: 05089