This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 12/05/05 08:35 2 pgs
Fees:13.00 Taxes:1267.25
20051205-0145464

ADDRESS NEW OWNER:
THE SAPPHIRE COLLECTION, LLC
P. O. Box 25325
Nashville TN 37202

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 105-7
PARCEL 476/477

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Thomas J. Hester, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto THE SAPPHIRE COLLECTION, LLC, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lots Nos.4 and 5 on the Plan of Hamilton Lands Industrial Subdivision, of record in Plat Book 3600, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Thomas J. Hester, by deed from CF-NAS Properties, LLC of record in INST: 20050324-0031992, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office. All matters shown on the survey prepared by Michael V. Homes, FLS#213, H&H Land surveying, Inc.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 2005 have been pro-rated and paid.

This is improved property known as 611 Merritt Avenue, Nashville, TN 37203 and is not the principal residence of the Grantor and is not subject to marital rights herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said THE SAPPHIRE COLLECTION, LLC, its successors and assigns, forever; and I, Thomas J. Hester, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 29th day of November, 2005.

Thomas J. Hester

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Thomas J. Hester, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of November, 2005.

NOTARY PUBLIC

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 342,500.00.

AFFIANT

Subscribed and sworn to before me this 29th day of November, 2005.

NOTARY PUBLIC
My Commission Expires: 3/22/2008