Nashville/Southern Rentals

This instrument was prepared by:

Fred W. Crouch
White Goss, et al
4510 Belleview, #300
Kansas City, Missouri 64111

Davidson County DEEDWARR
Recvd: 12/07/05 11:53 6 pgs
Fees:33.00 Taxes:5365.00
20051207-0147269

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
H-M Georgia, LLC 1524 North Corrington Kansas City, Missouri 64120	H-M Georgia, LLC 1524 North Corrington Kansas City, Missouri 64120	Parcel 112 Tax Map 106.00

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 and sufficiency of which are hereby acknowledged, Southern Rentals, Inc., a Tennessee corporation (the "Grantor") have bargained and sold, and by these presents do transfer and convey unto H-M Georgia, LLC, a Georgia limited liability company (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

See Exhibit A attached hereto and incorporated herein by reference

Being the same property conveyed to Southern Rentals, Inc., by Deed of Record in Book 4295, page 199, Register's Office, Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006 and subsequent years and those matters listed on Exhibit B attached hereto.

This is improved property commonly known as 550 Spence Lane, Nashville, Tennessee 37210.

{31215 / 63264; 123219.}

6

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, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed on Exhibit B and representations and limitations as expressly provided for hereby.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under the Grantor, 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, the Grantor has caused this Deed to be executed this 5th day of December, 2005.

SOUTHERN RENTALS, INC., a Tennessee corporation

By: _____
Lester Turner, Jr., President

Notary acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, JOM MILLER of the state and county mentioned, personally appeared Lester Turner, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of Southern Rentals, Inc., and that such President of the within named bargainor, executed the foregoing instrument for the purpose therein contained, by personally signing his name as the President on behalf of the within named bargainor.

Witness my hand, at office, this 5th day of December, 2005.

_____
Notary Public

My Commission Expires: 1/24/08

JONI MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE}
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $1,450,000.00.

H-M Georgia, LLC, a Georgia limited liability company

Timothy R. Murphy
Trustee Under Trust Agreement
Dated April 21, 1995 as Amended
Authorized Member
Affiant

Subscribed and sworn to before me this the 5th day of December, 2005.

Notary Public

My Commission Expires: 1/26/08

JONI MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF KENWORTH OF TENNESSEE, AS SHOWN ON PLAT OF RECORD IN BOOK 6250, PAGE 739, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

Nashville/
Southern Rentals

EXHIBIT B

1. Taxes for the year 2006, a lien, which are not yet due and payable. (Tax Parcel # 106/112)

2. All matters shown on Plat recorded in Book 6250, page 739, Register's Office for Davidson County, Tennessee.

3. Easements retained in Metro Ordinance No. 70-1079 and access rights as referenced in Book 4424, page 292, said Register's Office.

4. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County Department of Water and Sewerage Services, of record in Book 4400, page 976, said Register's Office.

5. Easement(s) to the City of Nashville, as set forth in Instrument recorded in Book 1509, page 424, said Register's Office.

6. Rights of the Railroad under a Charter Right-of-Way, if any.

7. All matters shown on Survey Job No. 2005-050, dated November 14, 2005, last revised December 1, 2005, and prepared by James G. Terry of James Terry & Associates, Surveyors.

5