ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Property Management Group, LLC c/o Seth Homayoon P.O. Box 2489 Brentwood, Tennessee 37024	147-16-198	Same as new owner
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (BRS) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, **RJW NASHVILLE PROPERTIES, LLC**, an Alabama limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **PROPERTY MANAGEMENT GROUP, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to real property taxes for the year 2005, a lien, due and payable, but not yet delinquent.

This is improved property known as 4831 Nolensville Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except for those Permitted Exceptions set forth in Exhibit B, attached hereto and incorporated herein by this reference.

Davidson County DEEDWARR
Recvd: 12/22/05 10:58 4 pgs
Fees:23.00 Taxes:2821.25

20051222-0153186

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $762,500.00.

Affiant

Subscribed and sworn to before me this 22nd day of December, 2005.

THERESA HOSTETLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 11-24-2007

My Commission Expires NOV. 24, 2007

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 22nd day of December, 2005.

GRANTOR:

RJW NASHVILLE PROPERTIES, LLC
an Alabama limited liability company

By: _____
Name: Denny Thompson
Title: Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Theresa Hostetler Notary Public, Denny Thompson, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Representative of RJW Nashville Properties, LLC, the within named bargainor, an Alabama limited liability company, and he is authorized to execute this instrument on behalf of RJW Nashville Properties, LLC.

WITNESS my hand, at office, this 22nd day of December, 2005.

_____
Notary Public
My Commission Expires: _____

THERESA HOSTETLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

EXHIBIT A
Property

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being a portion of the Reserve Parcel as shown on the Subdivision of George Hicks Property – Number Two as of record in Plat Book 5060, page 86, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey by Ragan-Smith-Associates, Inc., Job No. 95-040, Work Order No. 4834, dated April 6, 1995, last revised 9/8/95, as follows:

BEGINNING at an iron pin (set) on the westerly right-of-way line of Nolensville Pike, U.S. Highway 31-A and 41-A, State Route 11 (110-public right-of-way) that is 1050.5 feet, more or less, North of the northerly end of the northwesterly return curve at the intersection of McMurray Drive and Nolensville Pike; said iron pin also being the northeasterly property corner of Lot No. 2 – Parcel (197) as shown on the aforesaid subdivision plat; thence,

1. Leaving said right-of-way line, with the northerly property line of Lot No. 2 – Parcel (197), South 82° 01' 00" West, 241.96 feet to an iron (set) in the easterly property line of Lot No. 8 as shown on the Final Plat of Whispering Hills – Section 5 as of record in Plat Book 3300, page 11, Register's Office for Davidson County, Tennessee; thence,

2. With the easterly property line of Lot No. 8, in part, North 01° 35' 00" West, 66.02 feet to an iron pin (set) at the common easterly property corner between Lots 7 and 8; thence,

3. With the easterly property line of Lot No. 7, in part, North 12° 31' 00" West, 84.65 feet to an existing iron pin at the southwesterly property corner of Lot No. 1 as shown on the Final Plat of George Hicks Property – Number 6 as of record in Plat Book 5190, page 143, Register's Office for Davidson County, Tennessee; thence,

4. With the southerly property line of Lot No. 1, North 82° 01' 00" East, 241.29 feet to an existing iron pin on the westerly right-of-way line of Nolensville Pike; thence,

5. With the westerly right-of-way line of Nolensville Pike, South 07° 59' 00" East, 150.00 feet to the point of beginning.

This description was prepared by John O. Spry, Tennessee Registered Land Survey No. 727 on March 24, 1995 from an ALTA/ACSM Land Title Survey by Ragan-Smith-Associates, Inc., Job 95-040/4834.

Being the same property conveyed to RJW NASHVILLE PROPERTIES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, by Deed from LEE'S COMPANY OPERATIONS, INC., A GEORGIA CORPORATION, of record as Instrument No. 20001122-0115431, dated November 20, 2000, said Register's Office.

EXHIBIT B
Permitted Exceptions

1. All governmental regulations and restrictions, including, without limitation, building and zoning ordinances.

2. All covenants, conditions, reservations, exceptions and easements, and all oil, gas and mineral conveyances and leases, if any, in effect and shown of record.

3. The rights of tenants under written leases and any parties claiming by, through or under them.

4. All matters referenced or indicated on that certain ALTA/ACSM Survey prepared by Littlejohn Engineering dated December 8, 2005.

5. Real estate taxes, stand-by fees, and assessments (general and special) for the current year and all subsequent years.

6. Defects, liens, encumbrances and adverse claims created by Grantee or assumed or agreed to in writing by Grantee.

7. Rights, if any, of third parties with respect to any portion of the subject property lying within the boundaries of a public or private street, road or right-of-way.

8. Matters shown on the Plan of record in Book 5060, page 86, and Book 5060, page 140, Office of the Register for Davidson County, Tennessee.