40-A

THIS INSTRUMENT PREPARED BY:
GIBSON, GREGORY & GWYN, PLLC
Suite 1900, 201 Fourth Avenue North
Nashville, TN 37219

STATE OF ~~TENNESSEE~~ CALIFORNIA)
COUNTY OF ~~DAVIDSON~~) LOS ANGELES)

Davidson County DEEDWARR
Recvd: 12/27/05 10:06 3 pgs
Fees:18.00 Taxes:4111.11
20051227-0153576

The actual consideration or value, whichever is greater, for this transfer is $1,111,111.00.

Barbara Richland
Affiant

MARGARET LEVENSTEIN
Commission # 1461358
Notary Public - California
Los Angeles County
My Comm. Expires Apr 15, 2008

Subscribed and sworn to before me this 21st day of December, 2005.

Margaret Levenstein
Notary Public

My Commission Expires: 4-15-08

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Kent Richland and Barbara Richland, Trustees of The Richland Family Trust 2230 Lindaflora Drive Los Angeles, CA 90077	New Owner	Map 135 P/O Parcels 258, 268 and 269

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, CRSW Land & Cattle Company, LLC, a Tennessee Limited Liability Company, hereinafter "GRANTOR", has bargained and sold, and by these presents does hereby transfer and convey unto Kent Richland and Barbara Richland, Trustees of The Richland Family Trust, hereinafter "GRANTEE", their successors, representatives and assigns forever, that certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit "A" attached hereto and incorporated herein by reference.

This is IMPROVED property known as 2308 Murfreesboro Pike, Nashville, TN 37217.

This conveyance is made subject to all matters shown on the Plan of record in Instrument No. 200508250101518, Register's Office for Davidson County, Tennessee; Termination of Easements for ingress and egress of record in Instrument No. 200506010061934, said Register's Office; Grant of Sewer Line Easement of record in Instrument No. 200505310061212, said Register's Office; Declaration of Reciprocal Easement, Access and Maintenance Agreement of record in Instrument No. 200505200057418, said Register's Office; Application to Combine Parcels of record in Instrument No. 20050907-0107481, said Register's Office; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, of record in Instrument No. 20050816-0096610, said Register's Office; Storm Water Detention Agreement of record in Instrument No. 20050816-0096629, said Register's Office; and such limitations, restrictions and easements as may affect the premises.

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, their successors, representatives and assigns forever.

And GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as set forth above.

GRANTOR does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said GRANTEE, their successors, representatives and assigns, against the lawful claims by and through the GRANTOR, but not further.

W TNESS its hand this 23rd day of December, 2005.

CRSW Land & Cattle Company, LLC,
a Tennessee Limited Liability Company

BY: _____
William G. Wallis, Jr., Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared William G. Wallis, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary of CRSW Land & Cattle Company, LLC, the within named bargainor, a limited liability company, and that he as such Secretary, executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as such Secretary.

Witness my hand and official seal this the 23rd day of December, 2005.

_____
Notary Public

My Commission Expires: 7/22/07

ANDREW B. GIBSON, JR.
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires
July 21, 2007

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Nashboro Place, a P.U.D., of record in Instrument No. 20050825010518, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to CRSW Land & Cattle Company, a Tennessee Limited Liability Company, by Special Warranty Deed from Pharis T. Douglas and wife, Lola Maie Medlin Douglas, dated May 19, 2005, of record in Instrument No. 20050520-0057410, and by Quitclaim Deed dated May 19, 2005, of record in Instrument No. 20050520-0057411, said Register's Office (as to Map 135, part of Parcel 258); and being part of the same property conveyed to CRSW Land & Cattle Company, a Tennessee Limited Liability Company, by Special Warranty Deed from Pharis Throop Douglas, Jr. and Mary Ida Louise Douglas Tripp, dated May 19, 2005, of record in Instrument No. 20050520-0057414. Being further conveyed by Quitclaim Deed from Pharis Throop Douglas, Jr. and wife, Lola Maie Medlin Douglas, and Mary Ida Louise Douglas Tripp and husband, John Tripp, dated May 19, 2005, of record in Instrument No. 20050520-0057415, said Register's Office (as to Map 135, part of Parcel 268); and being part of the same property conveyed to CRSW Land & Cattle Company, a Tennessee Limited Liability Company, by Special Warranty Deed from Mary Louise Douglas Ridley Tripp and husband, John Tripp, dated May 19, 2005, of record in Instrument No. 20050520-0057416, and by Quitclaim Deed dated May 19, 2005, of record in Instrument No. 20050520-0057417, said Register's Office (as to Map 135, part of Parcel 269).