This Instrument Prepared By:
John T. Cook, P.C.
Law Office
2927 Berry Hill Drive
Nashville, Tennessee 37204-3126

Davidson County DEEDWARR
Recvd: 04/04/06 12:22 4 pgs
Fees:23.00 Taxes:1110.00
20060404-0038348

Davidson County Box 14-A
File No. 19494-6

Map 094-00-0;
Parcel 145.00

ADDRESS NEW OWNER AS FOLLOWS:
Cave Investors
c/o Chas. Hawkins Co., Inc.
706 Church Street, Suite 200
Nashville, TN 37203

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **G & J RENTALS, a Tennessee partnership composed of John C. Jones and Stanley G. Jones, II**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **JAMES M. WOODARD, TRUSTEE for CAVE INVESTORS, a Tennessee joint venture**, hereinafter called the "Grantee", its successors and/or assigns, a certain tract or parcel of land lying and being in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee being Lot No. 12-E on the subdivision plat of River Hills Industrial Park, Section Seventeen of record in Book 4955, page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to G & J Rentals, a Tennessee partnership composed of John C. Jones and Stanley G. Jones, II, by Limited Warranty Deed from BOC Group, Inc., a Delaware corporation, formerly Airco, Inc., a New York corporation, of record in Book 6486, page 326, Register's Office for Davidson County, Tennessee.

This is improved commercial property generally known as 480 Cave Road, Nashville, Tennessee 37210.

The herein described property is not now nor ever has been the principal place of residence of the Grantor herein.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed at closing by the Grantee 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 Grantee, its successors and assigns, forever; and, the Grantor

further covenants 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 unencumbered, except as set forth on the attached Exhibit "A". Grantor does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said Grantee, it successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized partners this the 31st day of March, 2006.

G & J Rentals
a Tennessee partnership

By: _____
John C. Jones, One of Two Partners

By: _____
Stanley G. Jones, II, One of Two Partners

(Notary Acknowledgements on Following Page)

STATE OF TENNESSEE)
COUNTY OF Obion)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared John C. Jones and Stanley G. Jones, II, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to the Partners of G & J Rentals, the within named bargainor, a Tennessee partnership, and that they as such Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the partnership by themselves as such Partners.

Witness my hand and official seal on this the 31st day of March, 2006.

LEE ANN GOSSUM STATE OF TENNESSEE NOTARY PUBLIC OBION COUNTY

Lee Ann Gossum
Notary Public
My Commission Expires: 3-25-10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 300,000.00.

James M. Woodard
Affiant

Subscribed and sworn to before me this the 31st day of March, 2006.

Notary Public
My Commission Expires: 5/30/07

STEPHEN W. ARTHUR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

EXHIBIT "A"

Permitted Encumbrances

1. Taxes for the year 2006 and subsequent years, not yet due and payable. Map 094-00-0, Parcel 145.00
2. The Plat of record in Book 4955, page 92, Register's Office for Davidson County, Tennessee shows an Owner's Certificate and is subject to all matters and all notes as set forth therein on said Plat.
3. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, for sanitary sewer purposes of record in Book 4816, page 418, Register's Office for Davidson County, Tennessee.