Davidson County DEEDWARR
Recvd: 04/05/06 10:48 4 pgs
Fees:23.00 Taxes:13412.50
20060405-0038962

SPECIAL WARRANTY DEED

FROM: NAKP, a Tennessee general partnership,
Grantor

TO: ARAP Partners, a Tennessee general partnership,
Grantee

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
2425 Atrium Way Nashville, TN 37214	(New Owner)	95-10-128

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Million Six Hundred Twenty Five Thousand and No/100 Dollars ($3,625,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 4th day of ~~March~~ April, 2006.

Notary Public

My Commission Expires: My Commission Expires SEPT. 20, 2008

08626N:060635:666418:1:NASHVILLE

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, NAKP, a Tennessee general partnership, ("**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto ARAP Partners, a Tennessee general partnership ("**Grantee**"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 2425 Atrium Way, Nashville, TN 37214.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

Witness our hands this 31st day of March, 2006.

NAKP, a Tennessee general partnership

By: Atul Kapadia

Title: General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lou Ann Basham, a Notary Public of said County and State, personally appeared Atul Kapadia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner (or other officer authorized to execute the instrument) of NAKP, a Tennessee general partnership, the within named bargainor, and that he as such general partner executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as its general partner.

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

LOU ANN BASHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Lou Ann Basham
Notary Public

My Commission Expires: My Commission Expires NOV. 24, 2007

EXHIBIT "A"
Legal Description

Being a parcel of land in Nashville, First Civil District, Fifteenth Coucilmanic District, Davidson County, Tennessee, located North of Elm Hill Pike on the easterly side of Briley Parkway, being Lot No. 9, as shown on the plan of The Atrium, Phase Two, Part One, as of record in Book 6250, pages 82 and 83, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to NAKP, a Tennessee general partnership by General Warranty Deed from HKH Corporation, a Nevada corporation, dated March 31,1998 and of record in Book 10881, page 103, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Encumbrances

1. Taxes for the year 2006 and subsequent years, a lien, but not yet due or payable.

2. All matters as shown on subdivision plan of record in Book 6250, pages 82 and 83, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 6306, page 80; as amended in Book 6363, page 442 and in Book 6367, page 481, Register's Office for Davidson County, Tennessee.

4. Underground Utility Easement of record in Book 6519, page 795, Register's Office for Davidson County, Tennessee.