Davidson County DEEDWARR
Recvd: 04/06/06 15:06 4 pgs
Fees:23.00 Taxes:23680.00
20060406-0039949

This instrument prepared by:

Mark W. Kilpatrick, Atty.
215 Jamestown Park Rd. Suite 204
Brentwood, Tennessee 37027

Send Tax Bills to:

New Owner
Jackson Grove, LLC

Address of New Owner:
5400 West Elm Street
Suite 110
McHenry, IL 60050

Map & Parcel No:
86-0-10 and 86-0-202

****

WARRANTY DEED

That **Grand RDC Partnership, an Indiana limited partnership** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Jackson Grove, LLC**, (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

SEE ATTACHED EXHIBIT "A"

This is an improved portion of property which bears the address of:
3417-3419 Lebanon Road, Hermitage, TN 37076

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantors, for itself and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantors have good right and lawful authority to sell and convey the property; that the Grantors have done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves, their successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of the 6 day of April, 2006.

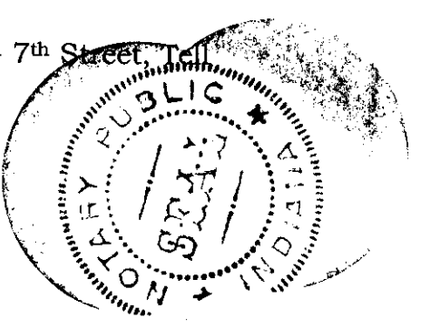
Grand RDC Partnership,
an Indiana limited partnership

BY: Chris A. Ramsey
Chris A. Ramsey, General Partner

STATE OF INDIANA
COUNTY OF PERRY

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Chris A. Ramsey, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence) and who upon oath(s) acknowledged himself to be the General Partner of Grand RDC Partnership, the within named bargainor, and as such General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited partnership, by the said Chris A. Ramsey as such General Partner and attesting the same.

Witness my hand and official seal at Grantor's office at 804 7th Street, Tell City, Indiana, on the 4th day of April, 2006.



Paul R. Schulte
Notary Public: Paul R. Schulte

Commission Expires: 7/8/2011

State of TENNESSEE
County of ~~WILLIAMSON~~ Davidson

The actual consideration or value for this property (whichever is greater) is $6,400,000.00.

Sworn to and subscribed before me the 5 day of April, 2006.

Affiant

Notary Public

My Commission Expires: 3/21/09

JAMES G. LACKEY, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

LAND LOCATED IN THE l4th COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE SOUTHERLY MARGIN OF LEBANON PIKE, EAST OF CENTRAL PIKE AND WEST OF OLD HICKORY BOULEVARD DESCRIBED ACCORDING TO AN ALTA / ASCM LAND TITLE SURVEY DATED 3-6-06 BY CAMPBELL, MCRAE & ASSOCIATES SURVEYING, INC. (JOHN HOOD TN. RL.S. #l838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE SOUTHERLY MARGIN OF LEBANON PIKE (A.K.A. HIGHWAY 70N), SAID ROD BEING LOCATED N 41 DEGREES 29' 11" E 67.0 FEET (60.73 FEET ON PREVIOUS DESCRIPTION) FROM AN EXISTING CONCRETE HIGHWAY RIGHT OF WAY MONUMENT AT STATION 92+00 AS SHOWN ON TENNESSEE DEPT. OF TRANSPORTATION PLANS FOR PROJECT U-24-1 (SHEET NO.5) AND BEING THE NORTHEAST CORNER OF THE TENNESSEE SECONDARY SCHOOL ATHLETIC ASSOCIATION, INC. LAND (BOOK 4157, PAGE 690 R.O.D.C., TN.) AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LAND; THENCE WITH SAID SOUTHERLY MARGIN OF LEBANON PIKE N 41 DEGREES 29' 11" E 130.23 FEET TO AN IRON ROD (NEW); THENCE N 46 DEGREES 29' 11" E 349.57 FEET TO AN IRON ROD (NEW) AT THE NORTHWEST CORNER OF VALVOLINE INSTANT OIL CHANGE, INC. (BOOK 7996, PAGE 871 R.O.D.C., TN.); THENCE WITH SAID VALVOLINE PROPERTY S 43 DEGREES 45' 00" E 148.30 FEET TO AN IRON ROD (NEW); THENCE N 46 DEGREES 15'00" E 110.00 FEET TO AN IRON ROD (NEW) AT A CORNER TO THE KARENE PROPERTIES, L.P. LAND (BOOK 8832, PAGE 62 R.O.D.C., TN.); THENCE WITH SAID KARENE PROPERTY S 43 DEGREES 45'00" E 144.03 FEET TO A POINT; THENCE N 46 DEGREES 15'00" E 198.04 FEET TO AN IRON ROD (NEW) IN THE WESTERLY LINE OF THE JACKSON'S COURTYARD PARTNERSHIP LAND (INSTRUMENT # 20010216-0014819 R.O.D.C., TN); THENCE WITH SAID JACKSON'S COURTYARD PROPERTY AND AN ANCIENT FENCE S 52 DEGREES 04'00" E 282.35 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY MARGIN OF A RAILROAD RIGHT OF WAY; THENCE WITH SAID RIGHT OF WAY AND A FENCE S 38 DEGREES 33'00" W 68.00 FEET TO AN IRON ROD (NEW); THENCE S 51 DEGREES 27'00" E 25.00 FEET TO AN IRON ROD (NEW); THENCE S 38 DEGREES 33'00" W, PASSING THE ORIGINAL SOUTHWEST CORNER OF THE LAUREL HILLS COMMERCIAL PARK (BOOK 5200, PAGE 199, R.O.D.C., TN.) AT 176.42 FEET, FOR A TOTAL DISTANCE OF 765.20 FEET TO AN IRON ROD (OLD) AT THE SOUTHEAST CORNER OF SAID TENNESSEE SECONDARY SCHOOL ATHLETIC ASSOCIATION PROPERTY; THENCE WITH SAID TENNESSEE SECONDARY SCHOOL ATHLETIC ASSOCIATION PROPERTY AND AN ANCIENT FENCE N 44 DEGREE 14'00" W 698.77 FEET TO THE POINT OF BEGINNING CONTAINING 10.21 ACRES MORE OR LESS.

TOGETHER WITH ALL THE RIGHT, TITLE AND INTEREST IN AND TO THAT CERTAIN EASEMENT GRANTED BY THAT CERTAIN EASEMENT DATED January 10, 1977, RECORDED IN BOOK 5111, PAGE 843, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT BEING AN IRON PIN SET IN THE EASTERLY MARGIN OF LEBANON ROAD (U.S. HIGHWAY 70-N), SAID POINT BEING SOUTH 46 DEGREES 45' WEST, 745.26 FEET, MORE OR LESS FROM A RIGHT OF WAY MONUMENT LOCATED AT ROAD STATION 105+00 OF THE TENNESSEE STATE HIGHWAY PLANS OF U.S. HIGHWAY 70-N; THENCE LEAVING SAID HIGHWAY SOUTH 43 DEGREES 45' EAST, 136 FEET TO A POINT BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PROPERTY; THENCE NORTH 46 DEGREES 15' EAST, 120 FEET TO A POINT; THENCE SOUTH 43 DEGREES 45' EAST, 159.03 FEET TO A POINT; THENCE, SOUTH 46 DEGREES 15' WEST, 10 FEET TO A POINT; THENCE NORTH 43 DEGREES 45' WEST, 144.03 FEET TO A POINT; THENCE SOUTH 46 DEGREES 15' WEST, 110 FEET TO A POINT; THENCE NORTH 43 DEGREES 45' WEST, 15 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Grand RDC Partnership, an Indiana limited partnership by Quitclaim Deed dated December 13, 2001 from Diversified Strategies Fund, L.P., an Illinois limited partnership of record in Instrument No. 20020123-0009463, Register's Office for Davidson County, Tennessee.