Davidson County DEEDWARR
Recvd: 05/08/06 10:29 2 pgs
Fees:13.00 Taxes:5845.82

20060508-0053163

SPECIAL WARRANTY DEED

This Instrument Prepared By:
Cherry Petersen & Landry, LLP
9400 N. Central Expwy., Suite 1616
Dallas, Texas 75231

Return InstrumentTo:
Mike & Josephine Realty Co., LLC
690 Avenue C
Bayonne, NJ 07002

STATE OF TEXAS)
COUNTY OF DALLAS)

To the best of affiant's knowledge, the actual consideration or value, whichever is greater, for this transfer is $1,170,950.00.

Affiant

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

Notary Public
My Commission Expires: 11-24-07

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Address New Owner as Follows:
Mike + Josephine Realty CoLLC
690 Avenue C
Bayonne, NJ 07002

Send Tax Bills To:
Mike + Josephine RealtyCoLLC
690 Avenue C
Bayonne, NJ 07002

Map-Parcel Number(s):
133-05-61.00

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **FAIRWAYS COMPASS NASHVILLE, LLC**, a Texas limited liability company (hereinafter called the **"Grantor"**), has bargained and sold, and by these presents does transfer and convey unto **MIKE & JOSEPHINE REALTY CO., LLC,** a New Jersey limited liability company (herinafter called the **"Grantee"**), its successors and assigns forever, certain parcels of land, together with all appurtenances and hereditaments thereto belonging, having an address of 440 Allied Drive, located in Nashville, Davidson County, Tennessee, more particularly described as follows:

> Being Lot No. 8 on the Re-Subdivision of Lot No. 1 in Allied Industrial Park, Section I, of record in Book 3700, Page 64, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Grantor by Special Warranty Deed from Compass Group USA, Inc., of record in Instrument No. 20050919-0112547 in the Register's Office of Davidson County, Tennessee.
>
> The property description contained herein is the same as the property description found in prior title.

This conveyance is made subject to the following: (i) ad valorem real property taxes and assessments for the year 2006 and subsequent years, (ii) all easements, covenants, conditions, restrictions and other agreements of record, (iii) all matters which would be disclosed by a recent and accurate survey of the property hereby conveyed and (iv) municipal, zoning and subdivision laws.

TO HAVE AND TO HOLD, the said parcel of land, with the appurtenances, estate, title and interest hereto belonging to said Grantee, its successors and assigns forever; and Grantor does covenant with 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 otherwise herein set out; Grantor does further covenant and bind itself that Grantor has

done nothing to impair such title as Grantor received, and Grantor will warrant and defend such title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

WITNESS MY HAND, this 31st day of March, 2006.

GRANTOR:

FAIRWAYS COMPASS NASHVILLE, LLC
a Texas limited liability company

By: _____
Name: A Brant Bryan
Title: Manager

STATE OF TEXAS)
COUNTY OF DALLAS)

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared A. Brant Bryan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Manager of Fairways Compass Nashville, LLC, the within named bargainor, a Texas limited liability company, and that he as such Manager, executed the foregoing instrument for the purposes therein contained as his own free act and deed, by signing the name of the limited liability company by himself as Manager.

Witness my hand, at office, this 31st day of March, 2006.

Julie Wakefield
Notary Public Julie Wakefield

My Commission Expires: July 2, 2007

JULIE WAKEFIELD
Notary Public, State of Texas
My Commission Expires
JULY 2, 2007