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

Davidson County DEEDWARR
Recvd: 05/17/06 09:59 3 pgs
Fees:18.00 Taxes:1031.50
20060517-0057611

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $278,784.00.

Affiant

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

Subscribed and sworn to before me this 16 day of May, 2006.

Notary Public

My Commission Expires: 7/21/07

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
NENR Investments, LLC 207-29th Avenue, North Nashville, TN 37203	New Owner	Map 81-04 Parcel 96

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, CB & J PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter "GRANTOR", has bargained and sold, and by these presents does hereby transfer and convey unto NENR INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter "GRANTEE", its 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, hereinafter the "Property".

This is UNIMPROVED property known as 515 Dominican Drive, Nashville, TN 37208.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by GRANTEE; all matters shown on the Plan of record in Instrument No. 200605050052438, Register's Office for Davidson County, Tennessee; Application to Combine Parcels of record in Instrument No. 200512050-146211, said Register's Office; Stormwater Detention Agreement of record in Instrument No. 20060418-0043919, said Register's Office; and Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20060224-0021799, said Register's Office; and such limitations, restrictions and easements as may affect the premises.

Grantee joins in the execution of this instrument to acknowledge its acceptance of the requirements of the MetroCenter Improvements Association, Inc., and subjects the Property to the covenant to pay assessments to MIA and to give MIA, through the PRC Design Control, enforcement of maintenance of the Property and further subjects the Property to the following restrictions: Book 7487, page 952; Book 5242, page 389; Book 5792, page 788; Book 7012, pages 61-62; and Book 4784, page 959, Register's Office for Davidson County, Tennessee. The Property is hereby subject to the restrictions outlined in this paragraph and shall be binding upon any subsequent grantee, successor and/or assign.

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, 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, its successors, representatives and assigns, against the lawful claims by and through the GRANTOR, but not further.

WITNESS its hand this 16th day of May, 2006.

CB & J PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Cyrus L. Booker, Chief Manager

By: _____
Cherie Booker, Manager

Accepted and Approved by:

NENR Investments, LLC

BY: _____
William G. Wallis, Jr., Chief Manager

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Cyrus L. Booker and Cherie Booker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Chief Manager and Manager, respectively, of CB & J PROPERTIES, LLC, the within named bargainor, a Tennessee limited liability company, and that they as such Chief Manager and Manager, executed the within instrument for the purposes stated therein by signing the name of the limited liability company by themselves as such Chief Manager and Manager, respectively.

Witness my hand and official seal this the 16 day of May, 2006.

_____
Notary Public

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

My Commission Expires: 7/21/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, 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 Chief Manager of NENR Investments, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Chief Manager executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself as such Chief Manager.

Witness my hand and official seal this 16 day of May, 2006.

_____
Notary Public

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

My Commission Expires: 7/21/07

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Consolidation Plat Lots 19, 20, 21 and 22, Cantrell Subdivision of the Whiteside Tract, of record in Instrument No. 200605050052438, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to CB & J Properties, a limited liability company, by deed from William Leland Kimbro and Reba Byrd Kimbro of record in Book 11087, page 135, Register's Office for Davidson County, Tennessee; and being part of the same property conveyed to CB & J Properties, LLC, by deed from Reba Byrd Kimbro and Barbara Byrd England, Executrices of the Estate of William Thomas Byrd of record in Book 11087, page 118, said Register's Office.

Contained within the above legal description is all of Grantor's right and interest in the property Grantor secured from the Metropolitan Government of Nashville and Davidson County, Tennessee, for the portion of 5th Avenue, North, closed by Bill #2002-980, and Alley No. 509, closed by Bill #2002-980, as depicted on the Consolidation Plat Lots 19, 20, 21 and 22, Cantrell Subdivision of the Whiteside Tract, of record in Instrument No. 200605050052438, Register's Office for Davidson County, Tennessee.