313
Sherrard
TRACT

SPECIAL WARRANTY DEED

TO:	Voss Development Corporation	This instrument was prepared by: Sherrard & Roe, PLC 424 Church Street, Suite 2000
FROM:	Ira A. Blonder	Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Voss Development Corporation 3863 Oceanside Drive Oxnard, CA 93035	Same	Map 93-2-3, Parcel 140

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $3,500,000.00

Affiant

Sworn to and subscribed before me this 16th day of May, 2006.

My Commission Expires: NOTARY PUBLIC AT LARGE Traci Henry My Commission Expires March 20, 2010 STATE OF TENNESSEE

Notary Public

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ira A. Blonder** (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto, **Voss Development Corporation** (hereinafter called the "Buyer") and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 333 Union Street, Nashville, Tennessee.

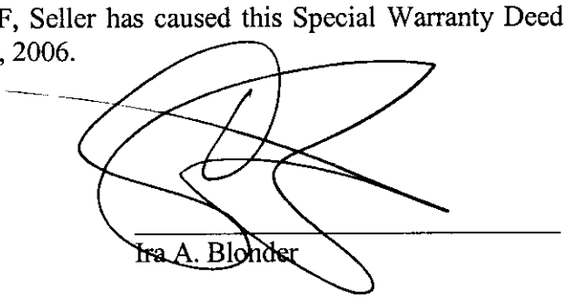
TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Davidson County DEEDWARR
Recvd: 05/19/06 08:51 4 pgs
Fees:23.00 Taxes:12950.00
20060519-0058774

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 18th day of May, 2006.

SELLER:

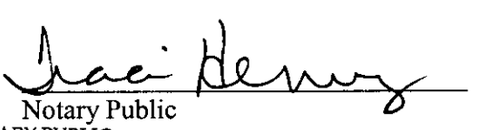


Ira A. Blonder

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

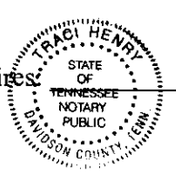
Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ira A. Blonder, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 18th day of May, 2006.



Notary Public

My Commission Expires:



NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee situated in the southeast quadrant of Fourth Avenue, North and Union Street and being part of Lot 52 on the Original Plan of the Town of Nashville, not of record, and being more fully described as follows:

Beginning at a nail set on the east right-of-way line of Fourth Avenue, North and the south right-of-way line of Union Street and proceeding as follows: 1. With the south margin of Union Street, a 60.6 foot street at this point, N 62 deg. 31' 28" E, 81.58 feet to a PK nail set; thence, 2. Leaving Union Street with the west line of property conveyed to 329 Union Street Joint Venture by deed recorded in Book 6423, page 902, R.O.D.C., Tennessee S 27 deg. 19'49" E 98.67 feet to a point on the west face of a wall and on the north line of property conveyed to Industrial Development Board of The Metropolitan Government by deed recorded in Book 4667, page 186, R.O.D.C., Tennessee; thence, 3. With a line within a wall S 62 deg. 55' 00" W, 33.13 feet to a point within a wall being 0.91 feet from the south face and 1.05 feet from the west face, said point being the southeast corner of a tract conveyed to Travel Incorporated by deed recorded in Book 6230, page 495, R.O.D.C., Tennessee; thence, 4. With a wall and with the east line of Travel N 26 deg. 07'44" W, 21.62 feet to a point in a wall being 1.74 feet from the east face and 0.20 feet from the south face and also being the northeast corner of Travel; thence, 5. With Travel's north line S 62 deg. 04' 10" W, 48.71 feet to a PK nail set on the east right-of-way line of Fourth Avenue, North, a 49.5 foot street, and the north face of a wall; thence, 6. With the east right-of-way line of Fourth Avenue, North N 27 deg. 29' 00" W 77.21 feet to the point of beginning and containing 6,990 square feet or 0.160 of an acre, more or less.

Being the same property conveyed to conveyed to Ira A. Blonder by deed from Willie K. Davis (as to a 97.5% undivided interest) and W. Kirby Davis, Jr. (as to a 2.5% undivided interest), as tenants in common, of record as Instrument No. 20060519005F773, Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes for the year 2006 a lien; not yet due and payable.

2. Right of tenants in possession, as tenants only, under unrecorded leases.

3. Rights of others in and to party walls, if any.

4. Matters that would be shown by a current survey of the Property.

5. Declaration of Reciprocal Easements of record in Book 6230, page 498, Register's Office for Davidson County, Tennessee.