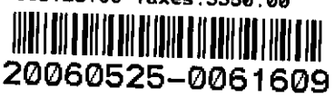
This Instrument Prepared By:
John T. Cook, P.C.
Law Office
2927 Berry Hill Drive
Nashville, Tennessee 37204-3126

Davidson County DEEDWARR
Recvd: 05/25/06 12:38 5 pgs
Fees:28.00 Taxes:5550.00



20060525-0061609

File No. 19621-6

Map 118-16-0;
Parcels 062.00 and 060.00

ADDRESS NEW OWNER AS FOLLOWS:
R&C Holdings, LLC
9613 Brunswick Drive
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Harris/West Investments, G.P., a Tennessee general partnership composed of T. Michael Harris and Rich D. West**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **R&C Holdings, LLC, a Tennessee limited liability company**, hereinafter called the "Grantee", its successors and/or assigns, a certain tract or parcel of land lying and being in Davidson County, Tennessee, described as follows, to-wit:

See Attached Exhibit "A" Legal Description.

BEING the same property conveyed to T. Michael Harris and Rich D. West, a Joint Venture by Deed from Dozier Equipment Company, of record in Book 9760, page 274, Register's Office for Davidson County, Tennessee and by Deed from Randolph S. Dozier of record in Book 9760, page 280. The said property was further conveyed to Harris/West Investments, L.L.C., by Quitclaim Deed from T. Michael Harris and Rich D. West individually and as a joint venture of record in Book 10347, page 291, Register's Office for Davidson County, Tennessee and further conveyed to Harris/West Investments, G.P., a Tennessee general partnership by Quitclaim Deed from Harris/West Investments, L.L.C., of record in Instrument No. 19991228-0307539 and re-recorded in Instrument No. 20000111-0003898, said Register's Office.

This is improved commercial property generally known as 2927 and 2937 Armory Drive, Nashville, Tennessee 37204.

The herein described property is not now nor ever has been the principal place of residence of the Grantor herein.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed at closing by the Grantee herein.

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, his heirs and assigns, forever; and, the Grantor further covenants with the 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 set forth on the attached Exhibit "B". Grantor does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto this the 17TH day of May, 2006.

Harris/West Investments, G.P.
a Tennessee general partnership

By: _____
T. Michael Harris, One of Two Partners

By: _____
Rich D. West, One of Two Partners

(Notary Acknowledgements on Following Page)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared T. Michael Harris and Rich D. West, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to the Partners of Harris/West Investments, G.P., the within named bargainor, a Tennessee general partnership, and that they as such Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the partnership by themselves as such Partners.

Witness my hand and official seal on this the 17th day of May, 2006.

Notary Public
My Commission Expires: 1/25/09

JUNE CHEW
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 1,500,000.00.

Affiant

Subscribed and sworn to before me this the 24th day of May, 2006.

Notary Public
My Commission Expires: 5/30/07

STEPHEN W. ARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee also being lots 164, 165 and 166 on Sidco Section Three of record in plat book 2663, page 41 at the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an existing concrete monument on the westerly right-of-way line of Armory Drive, 45 feet in width, at a corner common with Lot 163 on said Sidco Section Three;

Thence, with the westerly right-of-way line of Armory Drive, South 02 deg 37 min 30 sec West, 312.15 feet to an existing PK nail at a corner common with Lot 167 of Sidco Section Three;

Thence, leaving the westerly right-of-way line of Armory Drive with the northerly property line of Lot 167, North 87 deg 09 min 34 sec West, 178.08 feet to an existing iron rod at a corner common with Lot 100 of Sidco Section Three;

Thence, with the easterly property line of Lots 100, 101 and 102, North 02 deg 40 min 00 sec East, 312.00 feet to an existing iron rod at a corner common with Lot 163;

Thence, with the southerly property line of said Lot 163, South 87 deg 12 min 22 sec East, 177.85 feet to the point of BEGINNING; containing 55,538 square feet or 1.275 acres more or less, according to ALTA/ACSM Land Title Survey of Tax Map 118-16, Parcels 60 & 62 (2927 & 2937 Armory Drive), prepared by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee R.L.S. No. 1512, dated May 10, 2006 and bearing job no. 06101 BB.

EXHIBIT "B"

Permitted Encumbrances

1. Taxes for the year 2006 and subsequent years, not yet due and payable. Tax Map 118-16-0, Parcels 062.00 & 060.00
2. The Plan of record in Book 2663, page 41, as amended in Book 4610, page 176 and Book 4168, page 534, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate and is subject to all matters as set forth therein.
3. Rights reserved in Quitclaim Deed of record in Book 2152, page 347, Register's Office for Davidson County, Tennessee.
4. Easements for use of sewage facilities as set forth in deed of record in Book 2707, page 619, Register's Office for Davidson County, Tennessee, which easement and right-of-way were subsequently conveyed to the City of Nashville, Public Works Department in Book 3434, page 174, said Register's Office.
5. Easement(s) for water main to the City of Nashville, as set forth in instrument of record in Book 2703, page 402, and Book 2244, page 611, Register's Office for Davidson County, Tennessee.
6. Easement(s) to Metropolitan Government of Nashville and Davidson County, of record in Book 4124, page 320, Register's Office for Davidson County, Tennessee.
7. Notice of Agreement to Pay Leasing Commission to Horrell Company of record as Instrument No. 20060328-0035033, Register's Office for Davidson County, Tennessee by C & H Litho, LLC, a Tennessee limited liability company, as "Lessee" pursuant to that certain Lease Agreement dated June 4, 2003.
8. Matters shown on ALTA/ACSM Land Title Survey of Tax Map 118-16, Parcels 60 & 62 (2927 & 2937 Armory Drive), prepared by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee R.L.S. No. 1512, dated May 10, 2006 and bearing job no. 06101 BB.