THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
Suite 1700, AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

Davidson County DEEDWARR
Recvd: 06/02/06 14:57 3 pgs
Fees:18.00 Taxes:17575.00
20060602-0065360

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $4,750,000.

AFFIANT

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

NOTARY PUBLIC

KRIS L. COX
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: Jan 31, 2010 My Commission Expires JAN. 24, 2010

Address New Owners as Follows: **Send Tax Bills To:** **Map-Parcel Number:**

De Montbrun-Park Holdings, LLC, et al
c/o J.D. Parks
P.O. Box 867
Cookeville, TN 38503

SAME

Map 104-6
parcel 30

SPECIAL 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 considerations, the receipt of which is hereby acknowledged,

3212 West End, a Tennessee general partnership ("Grantor"), whose managing general partner is **Wedgewood Properties, Inc.** a Tennessee corporation, does hereby bargain, sell, transfer and convey unto (i) **De Montbrun-Park Holdings, LLC,** a Tennessee limited liability company, as to an eighty-five (85) percent undivided interest and (ii) **Randolph & Parks, Incorporated,** a Tennessee corporation, as to a fifteen (15) percent undivided interest (collectively herein referred to as "Grantee") their successors and assigns, property located in Davidson County, Tennessee and more particularly described as follows:

Being a parcel of land in Nashville, First Civil District, Twenty-First Councilmanic District, Davidson County, Tennessee, located in the northeast quadrant of the intersection of Acklen Park Drive and Park Drive, being Lot No.1 A as shown on the Plan of West End Park, as of record in Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the northerly right of way line of Park Drive said point being N 43 deg. 49' E, 100.00 feet from the easterly right of way of Acklen Park Drive, extended; thence, with said right of way line S 43 deg. 49' W, 55.50 feet to a point; thence, continuing with said right

of way line with a curve to the right 72.29 feet to a point in the easterly right of way line of Acklen Park Drive; said curve having a central angle of 84 deg. 25", a radius of 49.06 feet, a tangent of 44.50 feet, and a chord of S 86 deg. 01' 30" W, 65.92 feet; thence, with said right of way line N 51 deg. 46' W, 155.50 feet to the point of intersection with the southerly right of way line of Hill Crest Place, thence with said right of way line N 43 deg. 49' E, 100.00 feet to a point; thence, leaving said right of way with the westerly line of property conveyed to Blue Cross and Blue Shield of Tennessee, by deeds of record in Book 8389, pages 145 and 151, said Register's Office, S 51 deg. 46' E 200.00 feet to the point of beginning; containing 19,495 square feet or 0.45 acres, more or less.

Together with an one-seventh (1 17th) undivided beneficial interest in the trust, under which SunTrust Bank, as Trustee, successor by merger to Third National Bank in Nashville, Tennessee, successor by merger to Nashville Trust Company, holds legal title to the "laws, roadways, strips of land, and ornamental spots of ground" as shown on the Plan of West End Park, being that lawn area commonly known as Acklen Park (the "Lawns") for the use and benefit of all of the owners of property in West End Park, as established in Acklen Park Lawns Association Agreement and Declaration of Restrictive Covenants of record in Book 7358, page 1, in said Register's Office.

Being the same property conveyed to **3212 West End, a Tennessee General Partnership,** whose Managing General Partner is **Wedgewood Properties, Inc.** (a Tennessee corporation) by deed from **3212 West End, L.P., Tennessee Limited Partnership** of record as Instrument Number 20050119-0006840, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **De Montbrun-Park Holdings, LLC** and **Randolph & Parks, Incorporated,** a Tennessee corporation , their successors and assigns, forever.

AND **3212 West End** does hereby covenant with the said **De Montbrun-Park Holdings, LLC** and **Randolph & Parks, Incorporated** that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for (i) current years taxes which are being prorated and assumed by Grantee, (ii) Restrictive Covenants contained in an instrument of record in Book 7358, page 1, Register's Office for Davidson County, Tennessee; (iii) Deed of Trust, Assignment of Leases and Rents, Security Agreement and Financing Statement (the "Deed of Trust"), executed April 16, 1998 and recorded April 21, 1998 in Book 10892, Page 645 in the Register's Office for Davidson County, Tennessee and modified by Instrument Number 20031223-018730, said Register's Office; (iv) Assignment of Leases and Rents between Perkins Land, L.P. and Business Men's Assurance Company of America, dated April 16, 1998, recorded April 21, 1998, in Book 10892, page 664, Register's Office of Davidson County, Tennessee; (v) Financing Statement by and between Perkins Land, L.P., as Debtor and Business Men's Assurance Company of America, as Secured Party, recorded April 21, 1998, in Book 10892, page 672, modified at Instrument Number 20031230-0184144, Register's Office of Davidson County, Tennessee; (vi) Consent to Change in Borrower's Legal Status of record at Instrument Number 20050301-0022551, said Register's Office; and (vii) Matters shown on plan of record in Plat Book 421, Page 82, Register's Office for Davidson County, Tennessee.

AND **3212 West End,** a Tennessee general partnership, does further covenant and bind itself, its successors, and assigns to warrant and forever defend the title to said land to the said **De Montbrun-Park Holdings, LLC** and **Randolph & Parks, Incorporated**, their successors and assigns against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 31st day of May, 2006.

3212 West End, a Tennessee general partnership,
By: Wedgewood Properties, Inc., its managing general partner

By: _____
Pat Proctor, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Pat Proctor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he is the president of **Wedgewood Properties, Inc.** a Tennessee corporation, itself the managing general partner of **3212 West End,** a Tennessee general partnership, the bargainor, and who further acknowledged that he as such president, being authorized so to do, executed the foregoing instrument by signing the name of **Wedgewood Properties, Inc.**, by himself as president acting in it's capacity as managing general partner of the bargainor.

Witness my hand and seal this 31st day of May, 2006.

_____
Notary Public

My Commission Expires: 1/24/2010

KRIS L. COX
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 24, 2010