STATE OF TENNESSEE
COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 06/08/06 10:31 4 pgs
Fees:23.00 Taxes:12025.00
20060608-0068050

The actual consideration or value, whichever is greater, for this transfer is $ 3,250,000.00.

Affiant

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

Notary Public
My commission expires:

NOTARY PUBLIC
AT LARGE
Joe Vaulx Crockett, III
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Peter G. Beaulieu and Cecelia L. Beaulieu 2102 Oakbranch Circle Franklin, TN 37064	Same	94-13 / 125

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, FESSLERS BUSINESS CENTER, LLC, a Tennessee limited liability company ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto PETER G. BEAULIEU and wife, CECELIA L. BEAULIEU (collectively, "GRANTEES"), their successors, heirs, and assigns, certain real estate in Davidson County, Tennessee, being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit B hereto.

This is improved property located at Rundle Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs, and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said Property in fee simple, has a good right to convey it, and the same is unencumbered, unless

otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said real estate to the said GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

WITNESS its hand this 31ST day of May, 2006.

FESSLERS BUSINESS CENTER, LLC

By: _____

Title: SECRETARY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joe Vaulx Crockett III, a Notary Public in and for the County and State aforesaid, personally appeared R Claybourne Petrey, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Secretary of FESSLERS BUSINESS CENTER, LLC, the within named bargainor, a limited liability company, and that he as Secretary of such limited liability company, being authorized so to do, executed the foregoing instrument for the purposes contained therein, by signing the name of the limited liability company by himself as Secretary.

WITNESS my hand and seal in Nashville, Tennessee, this the 31ST day of May, 2006.

_____
Notary Public
My Commission Expires: NOTARY PUBLIC AT LARGE Joe Vaulx Crockett, III My Commission Expires January 24, 2009 STATE OF TENNESSEE

JOE VAULX CROCKETT III STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A

Legal Description

Fesslers Business Center, Rundle Avenue, Nashville, Tennessee

LAND LYING IN THE SEVENTEENTH COUNCILMANIC DISTRICT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING THE SAME PROPERTY CONVEYED TO FESSLERS BUSINESS CENTER, LLC OF RECORD IN DEED BOOK 9760, PAGE 420, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE ("R.O.D.C."), ALSO BEING FESSLERS INTERSTATE BUSINESS CENTER SUBDIVISION OF RECORD IN PLAT BOOK 7900, PAGE 955, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A IRON PIN (FOUND) AT THE RIGHT OF WAY INTERSECTION OF RUNDLE AVENUE (50'R.O.W.) AND INTERSTATE 40, SAID PIN LYING IN THE NORTHERLY MARGIN OF SAID RUNDLE AVENUE ALSO BEING THE
SOUTHEASTERLY CORNER OF THE HEREON DESCRIBED TRACT;

THENCE, ALONG THE NORTHERLY MARGIN OF SAID RUNDLE AVENUE NORTH 83°33'25" WEST, A DISTANCE OF 733.09 FEET TO A IRON PIN (FOUND); THENCE, ALONG OR NEAR THE EASTERLY LINE OF NATIONAL CHRISTIAN MISSONARY CONVENTION OF RECORD IN DEED BOOK 5922, PAGE 422,R.O.D.C. NORTH 31°05'51" EAST, A DISTANCE OF 447.84 FEET TO AN IRON PIN (SET); THENCE, ALONG OR NEAR THE SOUTHERLY AND EASTERLY LINES OF CP ALABAMA, LLC OF RECORD IN INSTRUMENT 20020618-0073890,R.O.D.C. THE NEXT THREE (3) COURSES AND DISTANCES: THENCE, SOUTH 61°14'12" EAST, A DISTANCE OF 6.69 FEET TO AN IRON PIN (SET); THENCE, NORTH 31°54'58" EAST, A DISTANCE OF 44.02 FEET TO AN IRON PIN (FOUND); THENCE, NORTH 07°42'10" EAST, A DISTANCE OF 113.48 FEET TO AN IRON PIN (FOUND); THENCE, ALONG THE SOUTHERLY AND WESTERLY MARGIN OF INTERSTATE 40 THE NEXT SIX (6) COURSES AND DISTANCES: THENCE, SOUTH 49°44'07" EAST, A DISTANCE OF 197.33 FEET TO A CONCRETE MONUMENT (FOUND); THENCE, SOUTH 09°20'09" WEST, A DISTANCE OF 47.02 FEET TO A CONCRETE MONUMANT (FOUND); THENCE, SOUTH 86°27'06" EAST, A DISTANCE OF 70.66 FEET TO AN CONCRETE MONUMENT (FOUND); THENCE, SOUTH 46°33'01" EAST, A DISTANCE OF 53.84 FEET TO A CONCRETE MONUMENT (FOUND); THENCE, SOUTH 37°28'33" EAST, A DISTANCE OF 367.09 FEET TO AN IRON PIN (FOUND); THENCE, SOUTH 11°50'53" WEST, A DISTANCE OF 108.10 FEET TO THE POINT OF BEGINNING, AND CONTAINING 236,849 SQUARE FEET OR 5.44 ACRES, MORE OR LESS.

THIS PROPERTY DESCRIPTION IS BASED ON A SURVEY DATED MAY 3, 2006, PREPARED BY J. ALAN CUMMINGS, CRAWFORD LAND SURVEYORS, 1929 21ST AVENUE SOUTH, NASHVILLE, TENNESSEE 37212, FILE NO. 06041(I).

BEING THE SAME PROPERTY CONVEYED TO FESSLERS BUSINESS CENTER, LLC, BY DEED OF RECORD IN BOOK 9760, PAGE 420, R.O.D.C.

EXHIBIT B

Title Exceptions:

1. Taxes for the year 2006, which have been prorated and will be paid by GRANTEES.

2. Matters shown on the Plan of record in Book 7900, page 955, Register's Office for Davidson County, Tennessee.

3. Lease from Fessler's Interstate Business Center to National Advertising Company, of record in Book 9619, page 197, said Register's Office.

4. Rights retained in Metro Council Bill Nos. 80-203 and 94-1270.