SPECIAL WARRANTY DEED

This instrument was prepared by Perrone & Young, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027 (PRY)

Address New Owner	Send Tax Bills To:	Map/Parcel
The Roy Houff Company, LLC 6200 S Oak Park Avenue Chicago, Il 60638	Same	Map 106-2 Parcel 53

State of Tennessee)
County of Williamson)

The actual consideration or value for this transfer, whichever is greater is $485,000.00.

Affiant

Sworn to and subscribed before me this 2nd day of June 2006.

My commission expires: 1-30-10

Notary Public

REBECCA L. CAREY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter name, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Arne M. Thirup and Pauline Thirup, Trustees of the Arne M. Thirup Trust,** (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto the said **The Roy Houff Company, LLC, an Illinios limited liability company,** (the "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** hereto which is incorporated herein.

THIS IS IMPROVED PROPERTY KNOWN AS: 925 Twin Elms Court, Nashville, Davidson County, Tennessee

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns, and representatives to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

Davidson County DEEDWARR
Recvd: 06/13/06 10:16 4 pgs
Fees:23.00 Taxes:1794.50

20060613-0070112

Witness my hand this 2nd day of June 2006.

GRANTOR: Arne M. Thirup and Pauline Thirup, Trustees of the Arne M. Thirup Trust

By: Arne M. Thirup Trustee by Patty in fact
Arne M. Thirup, Trustee, by Patricia R. Young, his attorney in fact, pursuant to Power of Attorney.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Notary Public, of the State and County mentioned, personally appeared **Patricia R. Young, attorney-in-fact for Arne M. Thirup, Trustee of the Arne M. Thirup Trust,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, after being duly sworn, made oath that she executed the foregoing instrument for the purposes therein contained on behalf of herself as attorney-in-fact for Arne M. Thirup, Trustee of the Arne M. Thirup Trust, a California trust.

Witness my hand and seal, at office in Brentwood, Tennessee, 2nd day of June 2006.

Rebecca L Carey
NOTARY PUBLIC

REBECCA L. CAREY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
1-30-10

EXHIBIT A

[Legal Description]

Land situated in the 15th Councilmanic District of Nashville, Davidson County, Tennessee, being Lot 1 as shown on the plan of Elm Hill Business Center Subdivision, Section Seventeen, of record in Plat Book 6050, page 84, Register's Office for Davidson County and being more particularly described as follows and according to said plat of record:

Beginning at a concrete monument found at the southwest corner of the herein described Lot, also corner to Lot 1 of Elm Hill Business Center of record in plat book 5190,page 320,R.O.D.C.;

Thence, with the margin of Twin Elms Court and along a curve to the left, having a radius of 60.00 feet, an arc length of 99.61 feet and a chord bearing and distance of North 36°54'27"West a distance of 88.56 feet;

Thence, along the common line of Lot 1 of Elm Hill Business Center, Section 16, of record in Plat Book 5190, page 662, R.O.D.C. North 05°32'19" East a distance of 193.43 feet;

Thence, along or near the southerly line of the Nashville Historic Cemetery Association, Inc. of record in Deed Book 9162, page 464, R.O.D.C. South 57°41'00" East, a distance of 226.60 feet to an existing iron pin;

Thence, along the line common to Lot 1 of Elm Hill Business Center, Section 11, of record in Plat Book 5190, page 347, R.O.D.C., South 10°39'06" West, a distance of 168.78 feet to an existing iron pin;

Thence, North 79°20'39" West, a distance of 128.00 feet to the Point of Beginning. Containing 35,510 square feet or 0.88 acre, more or less.

Being the same property conveyed to Arne M. Thirup Trust by deed dated April 27, 1995 from Interstate Properties of record in Book 9656, Page 677 and amended with Affidavit of Correction to convey to Arne M. Thirup and Pauline Thirup, Trustees of the Arne M. Thirup Trust of record in Instrument No. 20060613-0070111, Register's Office for Davidson County, Tennessee.

EXHIBIT B

[Permitted Exceptions]

1. Taxes for the year 2006 and subsequent years, a lien, but not yet due and payable, and expressly assumed by the Grantee.

2. The Plan of Record in Book 6050, Page 84, Register's Office for Davidson County, Tennessee shows an Owner's Certificate, certain notes, easements, and setback lines.

3. Deed of Conveyance of record in Book 5226, Page 14, Register's Office for Davidson County, Tennessee.

4. Deed of Conveyance of record in Book 4866, Page 556 and Book 4866, Page 552, Register's Office for Davidson County, Tennessee.

5. Subject to things and matters contained in that survey by Crawford Land Surveyors PC, dated July 9, 2003.