SPECIAL WARRANTY DEED

FROM: Germantown Partners, LLC, Grantor

TO: D & R Development Company, Inc., Grantee

This instrument was prepared by:
Timothy L. Meyer
Stites & Harbison PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

Address New Owner (s) as follows:

D & R Development Company, Inc.
1701 Russell Street
Nashville, Tennessee 37206

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:

SAME

Map-Parcel Number

82-13-36

Davidson County DEEDWARR
Recvd: 06/21/06 15:47 5 pgs
Fees:28.00 Taxes:147.63
20060621-0074297

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Thirty Nine Thousand Nine Hundred and No/100 Dollars ($39,900.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 21st day of June, 2006.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 8/25/06

FOR AND IN CONSIDERATION OF the sum of Thirty Nine Thousand Nine Hundred and No/100 Dollars ($39,900.00), the receipt and sufficiency of which are hereby acknowledged, **GERMANTOWN PARTNERS, LLC** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **D & R DEVELOPMENT COMPANY, INC.** ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County,

State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 1017 9th Avenue North, Nashville, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

And Grantor does covenant and bind Grantor, his heirs, successors and assigns, to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 21st day of June, 2006.

GRANTOR:

GERMANTOWN PARTNERS, LLC, a Tennessee limited liability company

By: _____

Print Name: ANDREE LEQUIRE

Title: Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Andrew H. Maloney, a Notary Public of said County and State, Andree Akers Leguire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 21st day of June, 2006.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 5/20/06

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being parts of Lots Nos. 180 and 183 on the Map of John W. McNairy Mansion Home Tract, as shown on the front of the fly-leaf in Book 9, Register's Office for said County, described as follows:

Beginning on the westerly side of McLemore Street 101-1/4 ft. northerly from Jackson Street and running thence northwardly with the said McLemore Street, 33-3/4 ft. to a point; thence westwardly 98-1/2 ft. to a line; thence southwardly 33-1/4 ft. to a point; thence eastwardly 98-1/2 ft. to the point of beginning.

Being the property conveyed to GERMANTOWN PARTNERS, LLC by deed from GLENN FERGUSON by deed of record in Instrument Number 20051028-0130635, Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2006 and subsequent years. Davidson County taxes for 2006, a lien, but not yet due and payable.