THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 06/26/06 08:46 3 pgs
Fees:18.00 Taxes:28305.00
20060626-0075610

Our File Number: 23589N

MAP/GROUP/PARCEL: 161/50.00

NEW OWNER'S NAME AND ADDRESS:
KEYSTONE FARMS 1, LLC, a Delaware limited liability company
14962 Bear Valley Road, #G-297
Victorville, California 92395

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, KEYSTONE FARMS, LLC, a Georgia limited liability company, hereinafter called Grantor, does hereby transfer and convey unto, KEYSTONE FARMS 1, LLC, a Delaware limited liability company, its successors and assigns, hereinafter called Grantee, property described as follows:

Commencing at the southwesterly terminus of Huntington Parkway and the southwesterly margin of Edmondson; Thence with the southeasterly margin of Edmondson Pike, South 03 degrees 36 minutes 50 seconds West, 405.80 feet to a concrete monument, thence, South 89 degrees 04 minutes 01 seconds East, 12.01 feet to a concrete monument being at the point of beginning of the following described parcel of property; Thence, leaving said margin of Edmondson Pike, South 89 degrees 04 minutes 01 seconds East, 484.00 feet to an iron pin; Thence, South 77 degrees 42 minutes 00 seconds East, 444.30 feet to an iron pin; Thence South 10 degrees 37 minutes 00 seconds West, 424.16 feet to a concrete monument; Thence North 79 degrees 23 minutes 00 seconds West, 70.00 feet to a concrete monument; Thence South 10 degrees 37 minutes 00 seconds West, 70.00 feet to a concrete monument; Thence, South 79 degrees 23 minutes 00 seconds East, 70.00 feet to a concrete monument; Thence South 10 degrees 37 minutes 00 seconds West, 60.34 feet to an iron pin; Thence, North 70 degrees 39 minutes 05 seconds West, 888.77 feet to concrete monument, said monument being in the southeasterly margin of Edmondson Pike; Thence, with said margin of Edmondson Pike, North 03 degrees 36 minutes 50 seconds East, 353.79 feet to the point of beginning, containing 9.7142 acres (423.149 square feet).

The subject property is improved property known as 5360 EDMONDSON PIKE, Nashville, TN 37211.

BEING the same property conveyed to Grantor herein by deed of record in Instrument No. 20011220-0140573, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with

Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for the following:

1. Taxes for the current year which have been prorated and will be paid by Grantee;
2. All matters shown on Plat recorded in Book 9700, page 256 and Instrument No. 20000309-0024175.
3. Easement(s) to United States of America, as set forth in instrument recorded in Book 2335, page 224.
4. Contract for Sewer Easement of record in Book 6954, page 924.
5. Easement(s) to Metropolitan Government of Nashville and Davidson, as set forth in instrument recorded in Book 6954, page 933.
6. Easement(s) of record in Book 7412, page 47 and Book 8217, page 295.
7. Stormwater Detention Agreement of record in Book 11186, page 776.
8. Deed of Trust of record as Instrument No. 20030811-0114675 and related instruments further securing said loan being recorded as Instrument No. 20030811-0114676, No. 20031218-0180518, and No. 20031218-0180519, said loan being assumed by Grantee.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, its heirs, successors, and assigns against the lawful claims of all persons whatsoever.

KEYSTONE FARMS, LLC, a Georgia limited liability company

By: _____
A.B. TELWAR, Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, A.B. TELWAR, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a Manager in Keystone Farms, LLC, a Limited Liability Company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

DONE at offices in Nashville, Tennessee on this the 8th day of June, 2006.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $7,650,000.00.

AFFIANT

Sworn to and subscribed before me, this the 8th day of June, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY