Davidson County DEEDWARR
Recvd: 06/30/06 12:21 4 pgs
Fees:23.00 Taxes:10730.00
20060630-0078529

THIS INSTRUMENT PREPARED BY:
Martin C. Giner, Attorney
222 Second Avenue North
Washington Square, Suite 326
Nashville, Tennessee 37201
(615) 259-9222

SPECIAL WARRANTY DEED

Address of New Owner as Follows:	Send Tax Bill to:	Map/Parcel Nos.
1102 Building, LLC 9158 Sadolleback Brentwood TN 37027	Same	Map 104-04 Parcel 144

FOR AND IN CONSIDERATION of the sum of Two Million Nine Hundred Thousand Dollars and no/100 ($2,900,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged Sunmark, L.P. (the "Grantor") has bargained and sold and by these presents does hereby transferred and convey unto 1102 Building, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, real estate in Davidson County, State of Tennessee, described IN Exhibit A, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, improvements and hereditaments thereto belonging to the said Grantee, its successors and assigns against the lawful claims of all persons claiming through and under Grantor (other than the claims arising out of the matters set forth on Exhibit B but not further or otherwise.

WHENEVER used, the singular number shall include the plural, the plural, the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, I have set my hands on this 30th day of June, 2006.

Sunmark L.P.
By: McDGP, LLC, General Partner

Gary McDaniel, Chief Manager

[Acknowledgment on Following Page]

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me the undersigned, a Notary Public within and for the State of Tennessee, personally appeared Gary McDaniel, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager of McDGP, LLC, which is the General Partner of Sunmark, L.P. and that he as such Chief Manager being authorized to do so, executed the foregoing Special Warranty Deed for the purposed therein contained by signing the name of the Limited Liability Company by the said Gary McDaniel as such Chief Manager.

Witness my hand in, Davidson County, Tennessee, this 30th day of June, 2006.

JAN MINSHALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 9-19-09

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,900,000.00.

JAN MINSHALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

AFFIANT

Sworn to and subscribed before me

this 30th day of June, 2006.

Notary Public

My Commission Expires: 9-19-09

EXHIBIT A

PROPERTY DESCRIPTION

Being all of a tract of land lying in the Nineteenth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee and being shown as Parcel 144 on Davidson County Property Map No. 104-04. Said tract of land being bounded on the north by Gordon Robison, on the east by Alley No. 440 (12-foot), on the south by Jerry D. Crutchfield and W.J. Gregg, on the west by Seventeenth Avenue South also known as Music Square West (formerly Addison Street) (50-foot Right-of-Way) and being more particularly described as follows:

Beginning at an iron rod (old) lying in the easterly right-of-way line of Seventeenth Avenue South. Said iron rod (old) being the northwest corner of property conveyed to Jerry D. Crutchfield and W.J. Gregg of record in Deed Book 5483, Page 405, Register's Office for Davidson County, Tennessee (R.O.D.C.) and being the southwest corner of the herein described tract; thence,

With said easterly right-of-way and the back of sidewalk, North 08 degrees 58 minutes 15 seconds East, 96.63 feet to an iron rod (new), said iron rod (new) being the southwest corner of property conveyed to Gordon Robison of record in Instrument No. 20031105-0162292, R.O.D.C.; thence,

With the southerly line of said Robison property, South 81 degrees 39 minutes 42 seconds East, 158.41 feet to a p.k. nail (old) lying in the westerly line of a 12-foot alley (Alley No. 440) and being the northeast corner of the herein described tract; thence,

With said alley, South 09 degrees 21 minutes 44 seconds West, 96.64 feet to a power pole at the northwest corner of said Crutchfield and Gregg property; thence,

Leaving said alley, with the northerly line of said Crutchfield and Gregg property, North 81 degrees 39 minutes 42 seconds West, 157.75 feet to the Point of Beginning, containing 15,274 square feet or 0.351 acres, more or less, as calculated by the above described courses and distances.

Being all of the same property conveyed to Sunmark, LTD. From First American National Bank, by Special Warranty Deed of record in Deed book 8452, Page 827, Register's Office for Davidson County, Tennessee.

Exhibit B
Permitted Exceptions

1. 2006 Taxes, a lien, which are not yet due and payable. Tax Parcel No. 104-4/144.

2. ALL matters shown on Plat recorded in Book 161, pages 86 and 88.

3. Matters shown on a survey prepared by H & H Land Surveying, Inc., Job No. 2006-322, dated June 27, 2006, entitled "ALTA/ASCM Land Title Survey, Sunmark Ltd. Property, 1102 Seventeenth Avenue, South."

4. Rights of tenants in possession as "Tenants Only" under unrecorded lease(s).