Davidson County DEEDWARR
Recvd: 06/30/06 13:07 5 pgs
Fees:28.00 Taxes:5328.00

20060630-0078558

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRJR)
3102 WEST END AVENUE, SUITE 1150
NASHVILLE, TENNESSEE 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.:
Westside Ventures, LLC 7108 Charlotte Avenue Nashville, TN 37209	Same	Map 102, Parcels 65 and 70

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Million Four Hundred Forty Thousand and No/100 ($1,440,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, FRANK G. MAYO, and wife, CONNIE N. MAYO ("Grantors"), have this day bargained and sold, and do hereby transfer and convey unto WESTSIDE VENTURES, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A," which is attached hereto and incorporated herein by reference (the "Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,440,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of June, 2006.

NOTARY PUBLIC

My Commission Expires:
9-19-09

This is improved property located at 7118 Charlotte Pike, Nashville, Davidson County, Tennessee 37209.

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

Grantors further covenant and bind themselves and their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantors; provided, however, that this conveyance is subject to those matters set forth in Exhibit "B" which is attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed on this the 30th day of June, 2006.

GRANTORS:

Frank G. Mayo
FRANK G. MAYO

Connie N. Mayo
CONNIE N. MAYO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Minshall, a Notary Public in and for said State and County, the within named FRANK G. MAYO and wife, CONNIE N. MAYO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 30th day of June, 2006.

Jan Minshall
NOTARY PUBLIC

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

MY COMMISSION EXPIRES:
9-19-09

EXHIBIT "A"
LEGAL DESCRIPTION

BEING land in Nashville, First Civil District, Twenty-third Councilmanic District, Davidson County, Tennessee, located west of Charlotte Pike an south of River Road and being more particularly described as follows:

BEGINNING at an iron pin found in the westerly right-of- way of Charlotte Pike (U.S. Highway 70) (an 80-foot right-of-way) said pin being the northeasterly corner of the herein described land and the southeasterly corner of property conveyed to Willie E. Moss, Jr., and Joyce M. Moss by deed of record in Deed Book 7187, Page 532, Register's Office Davidson County, Tennessee; THENCE, along the west right-of-way of said Charlotte Pike the following calls: S 31° 26' 08" W, 757.51 feet to an iron pin set at the beginning of a curve to the right; With said curve 100.10 feet to an iron pin found, said curve having a central angle of 02° 01' 49", a radius of 2825.00 feet, a tangent of 50.06 feet and a chord of S 32° 25' 22" W. 100.10 feet; THENCE, leaving said right-of-way and along the northeasterly lines of property conveyed to Karen R. Phillips by deed of record in Deed Book 10378, Page 864, R.O.D.C., the following calls: N 52° 16' 29" W, 225.82 feet; N 28° 18' 45" E, 131.80 feet; N 52° 15' 45" W, 443.07 feet; S 82° 04' 52" W, 84.58 feet; N 58° 26' 29" W, 199.91 feet to a point in an old woven wire fence, said point also being in the easterly line of property conveyed to Philip Lee Chilton and Melissa Ann Chilton by deed of record in Deed Book 9985, Page 360, R.O.D.C.; THENCE, along said fence and said easterly line of Chilton the following calls: N 08° 28' 22" E, 94.00 feet; N 05° 32' 41" E, 166.97 feet; N 10° 36' 09" E, 146.12 feet to an iron pin found in old fence line; N 11° 17' 03" E, 184.69 feet to an iron pin found in the southwesterly corner of property conveyed to Hallmark At Bellevue Apartments, L.P., of record in Instrument No. 200512160151330, R.O.D.C.; THENCE, along the southerly line of Hallmark property, S 56° 59' 38" E, 621.16 feet to an iron pin found in the southwesterly corner of property conveyed to Hallmark At Bellevue Apartments, L.P., of record in Instrument No. 200512160151330, R.O.D.C.; THENCE, along the southerly line of Hallmark property, S 76° 41' 34" E. 199.05 feet to an iron pin found in the southwesterly corner of property conveyed to Willie E. Moss, Jr., and Joyce M. Moss by deed of record in Deed Book 7187, Page 532, R.O.D.C., said pin also being in northwesterly corner of Stephens Family Cemetery of record in Deed Book 2271, Page 582, R.O.D.C.; THENCE along the southerly line of said Moss property, S 76° 26' 13" E, 372.08 feet to the Point of Beginning; Containing 629,018 square feet or 14.44 acres, more or less.

The above described property is a portion of property conveyed to Frank G. Mayo and Connie N. Mayo by deed of record in Deed Book 5027, Page 605, R.O.D.C.

Included in the above described property is the Stephens Family Cemetery of record in Deed Book 2271, Page 582, R.O.D.C., and containing 2,087 square feet, more or less.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Metropolitan Nashville and Davidson County real property taxes for calendar year 2006, a lien, but not presently due and payable.

2. Rights of tenants in possession as tenants only.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6813, Page 628, Register's Office for Davidson County, Tennessee ("RODC") (Tract I).

4. All of the terms and provisions set forth and contained in that certain Lease. between Grantors and BellSouth Mobility, Inc., a Georgia corporation ("BellSouth"), a memorandum of which is recorded in Book 8741, Page 550, RODC (Tract I).

5. All of the terms and provisions set forth and contained in that certain Lease Supplement No. One between Grantors and BellSouth recorded in Book 9624, Page 367, RODC (Tract I).

6. All of the terms and provisions set forth and contained in that certain Lease between Grantors and Powertel/Memphis, Inc., a memorandum of which is recorded in Book 10830, Page 685, RODC (Tract I).

7. Consent, Waiver and Agreement between Grantors and Nextel South Corp., a Georgia corporation, recorded as Instrument No. 20001009-0099877, RODC (Tract I).

8. Memorandum of Option between Grantors, Crown Castle South, Inc., a Delaware corporation ("Crown Castle"), and TMS Group, LLC, a Tennessee limited liability company ("TMS"), of record as Instrument No. 20001102-0108825, RODC (Tract I).

9. Memorandum of Option between Grantors, Crown Castle and TMS of record as Instrument No.: 20001102-0108826, RODC (Tract I).

10. That portion of the land embraced within the bounds of any public road or thoroughfare (Tract I).

11. T.V.A. Easement in Book 787, Page 76, RODC (Tract I).

12. Cemetery, as described in deed of record in Book 2271, Page 582, RODC, contained within the land, together with all rights of ingress and egress thereto (Tract I).

13. All matters shown on the survey entitled "ALTA/ACSM Land Title Survey, Charlotte Pike South of River Road" prepared by Barge, Waggoner, Sumner & Cannon, Inc., dated July 16, 2003, updated June 22, 2006 (File No.: 32390-01)

14. All of the terms and provisions set forth and contained in that certain Amendment to Option and Lease Agreement, Memorandum of Lease and Lease Supplement No. One between Grantors and Cingular Wireless, LLC f/k/a BellSouth, of record as Instrument No.: 20060609-0069058, RODC, including, but not limited to a twenty (20) feet ingress/egress and public right of way easement and a twenty (20) feet overhead electric and public utility easement.