Davidson County DEEDWARR
Recvd: 06/30/06 16:05 5 pgs
Fees:28.00 Taxes:10545.13
20060630-0078790

SPECIAL WARRANTY DEED

Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Tennessee Office Holdings, LLC 209 Tenth Avenue South, Suite 332 Nashville, Tennessee 37203 Attn: Michael L. Gorney	Tract One Map-Par. 106-10-21 Tract Two Map-Par. 60-0-47	Same
This instrument prepared by: Jack F. Stringham II, Esq. Bone McAllester Norton PLLC 511 Union Street, Suite 1600, Nashville, Tennessee 37219		

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **HEARTHWOOD PROPERTIES NO. 1, LLC,** a Tennessee limited liability company, (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **TENNESSEE OFFICE HOLDINGS, LLC,** a Delaware limited liability company, (the "Grantee"), its successors and assigns, two certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

See Exhibit A.

Tract One is improved property known as 220 Blanton Avenue, Nashville, Davidson County, Tennessee. Tract Two is improved property known as 3130 Dickerson Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors, and assigns forever. Grantor does hereby release and relinquish unto Grantees, its successors and assigns forever, all of its right, title and interest in and to said property, and does hereby covenant to and with Grantee, its successors and assigns, to defend the title to the property herein conveyed against all persons lawfully claiming the same by, through or under Grantor, but not otherwise except for those matters set forth on Exhibit B (Permitted Exceptions). Wherever 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, Grantor has caused to be executed this instrument this 30th day of June, 2006.

HEARTHWOOD PROPERTIES NO. 1, LLC

By: _____
Name: Larry D. Elliott
Title: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Larry D. Elliott, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Hearthwood Properties No. 1, LLC, a Tennessee limited liability company, the within named bargainor, and is authorized by the limited liability company to execute this instrument on behalf of the company.

WITNESS my hand and seal at office this 30th day of June, 2006.

(SEAL) JACK F. STRINGHAM II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

_____
Notary Public

My commission expires: _____

{00155904.1}

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $2,850,035.

Affiant

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

Notary Public

My Commission Expires:

JACK F. STRINGHAM II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

EXHIBIT A
(Property Description)

Tract One:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Sain Industrial Park, Section 6, as of record in Book 6200, page 951, Register's Office for said County.

Metes and Bounds Description:

A Tract of land in the Sixteenth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument found in the east margin of Blanton Avenue, the southwest corner of the John Steinhouse property Instrument No. 200011274-0000516 R.O.D.C., thence leaving said avenue and along the south boundary of said Steinhouse South 70 degrees, 27 minutes, 25 seconds East 287.84 feet to a 5/8 inch iron rod found in the west boundary of the R.T.R., LLC property Instrument No. 20020212-0018697 R.O.D.C., thence along the west boundary of said R.T.R. in part and the Seth Norman property Instrument No. 200007306-0000740 South 19 degrees, 18 minutes, 14 seconds West 570.75 feet to a capped rod set (Campbell TN#1682) in the north boundary of the State of Tennessee property Instrument No. 20001303-00291, thence along the north boundary of said State property North 49 degrees, 57 minutes, 36 seconds West 128.96 feet to a capped rod set (Campbell TN#1682) at the southeast corner of the Crown Castle property Instrument No. 20010605-0058397, thence along the southeast boundary of said Crown Castle property North 40 degrees, 02 minutes, 24 seconds East 150.00 feet to a capped rod set (Campbell TN#1682) at the northeast corner of said Crown Castle property, thence along the northeast boundary of same North 49 degrees, 57 minutes, 36 seconds West 100.60 feet to a capped rod set (Campbell TN#1682) at the terminus of the aforementioned Blanton Avenue, thence along said Blanton Avenue Right of Way North 36 degrees, 59 minutes, 01 seconds East 107.62 feet to a capped rod set (Campbell TN#1682), thence North 53 degrees, 00 minutes, 59 seconds West 60.00 feet to a capped rod set (Campbell TN#1682), a point on the arc of circular curve having a radius of 24.91 feet, the forward tangent at said point being South 36 degrees, 58 minutes, 25 seconds West, thence along the arc of said curve to the right 46.34 feet (Chord: North 89 degrees, 43 minutes, 43 seconds West 39.94 feet) to the point of compound curve to the right having a radius of 147.30 feet, thence along the arc of said curve 143.77 feet (Chord: North 08 degrees, 28 minutes, 43 seconds West 138.13 feet) to the point of tangent, thence North 19 degrees, 29 minutes, 01 seconds East 120.45 feet to the POINT OF BEGINNING containing 2.36 Acres more or less.

Prepared from a survey dated May 16, 2006, as last revised on June 28, 2006, prepared by James E. Campbell, II, R.L.S. No. 1682 with J.E. Campbell & Associates and also known as Job No. G1_053.

Being the same property conveyed to HEARTHWOOD PROPERTIES NO. 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed of record as Instrument No. 20060627-0076949, said Register's Office.

Tract Two:

A tract of land in the Fourth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a capped iron rod set (Campbell TN #1682) in the west margin of Dickerson Pike and 60 feet from the centerline of same, the northeast corner of the Zewdu Wordoffa property Instrument No. 20050105-001519, R.O.D.C., thence leaving said Dickerson Pike and along the north boundary of said Zewdu Wordoffa property North 88 degrees, 32 minutes, 43 seconds West 294.96 feet to a capped iron rod set (Campbell TN #1682) at the northwest corner of said Zewdu Wordoffa property, thence along the west boundary of same South 13 degrees, 42 minutes, 30 seconds West 115.00 feet to a capped iron rod found (Ragen & Smith Associates) in the north margin of a lane having a width of 10 feet established by plat "Subdivision of the Len K. Hart Property" of record in Book 421, Page 16, R.O.D.C., thence along said lane North 88 degrees, 32 minutes, 19 seconds West 1061.98 feet to a capped iron rod set (Campbell TN #1682) at the southeast corner of the Stadium Properties Company, Ltd. property Instrument No. 00011461-0000048, R.O.D.C., thence along the east boundary of said Stadium Properties North 01 degrees, 27 minutes, 41 seconds East 182.76 feet to a capped iron rod set (Campbell TN #1682) in the south boundary of the Donald R. Shaw property Instrument No. 00006592-0000225, R.O.D.C., thence along the south boundary of said Shaw in part and the Paul David Hussey property Instrument No. 00008626-0000954, R.O.D.C., South 88 degrees, 30 minutes, 00 seconds East 1396.29 feet to a capped iron rod found (Ragen & Smith Associates) in the west margin of the aforementioned Dickerson Pike, thence along said Dickerson Pike South 13 degrees, 37 minutes, 19 seconds West 70.99 feet to the POINT OF BEGINNING containing 5.00 Acres more or less.

Ingress/Egress Easement

An easement for the purpose of ingress and egress having a width of 75 feet, the perimeter of said easement area being described as follows:

Commence at a capped iron rod set (Campbell TN #1682) in the west margin of Dickerson Pike and 60 feet from the centerline of same, the northeast corner of the Zewdu Wordoffa property Instrument No. 20050105-

001519, R.O.D.C., thence leaving said Dickerson Pike and along the north boundary of said Zewdu Wordoffa property North 88 degrees, 32 minutes, 43 seconds West 294.96 feet to a capped iron rod set (Campbell TN #1682) at the northwest corner of said Zewdu Wordoffa property, thence along the west boundary of same South 13 degrees, 42 minutes, 30 seconds West 115.00 feet to a capped iron rod found (Ragen & Smith Associates) in the north margin of a lane having a width of 10 feet established by plat "Subdivision of the Len K. Hart Property" of record in Book 421, Page 16, R.O.D.C., thence along said lane North 88 degrees, 32 minutes, 19 seconds West 813.48 feet to a capped iron rod set (Campbell TN #1682), the POINT OF BEGINNING of the easement area herein described, thence continuing along said lane North 88 degrees, 32 minutes, 19 seconds West 248.50 feet to a capped iron rod set (Campbell TN #1682) at the southeast corner of the Stadium Properties Company, Ltd. Property Instrument No. 00011461-0000048, R.O.D.C., thence along the west boundary of said Stadium Properties North 01 degrees, 27 minutes, 41 seconds East 75.00 feet, thence leaving said Stadium Properties South 88 degrees, 32 minutes, 19 seconds East 248.50 feet, thence South 01 degrees, 27 minutes, 41 seconds West 75.00 feet to the POINT OF BEGINNING containing 18,638 Square Feet, 0.43 Acres more or less.

Prepared from a survey dated May 4, 2006, as last revised on June 28, 2006, prepared by James E. Campbell, II, R.L.S. No. 1682 with J.E. Campbell & Associates and also known as Job No. G1_055.

Being the same property conveyed to HEARTHWOOD PROPERTIES NO. 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deed of record as Instrument No. 20060627-0076950, said Register's Office.

EXHIBIT B
(Permitted Exceptions)

Tract One:

1. Taxes for 2006.

2. All matters and 10' drainage and / or utility easement shown on the Plan of record in Book 6200, page (s) 951, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5002, page 317 and 398, and Book 5066, pages 743, said Register's Office, as located on the survey dated May 16, 2006, as revised June 7, 2006, prepared by James E. Campbell, II, R.L.S. No. 1682 with J.E. Campbell & Associates and also known as Job No. G1_053.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5066, page 746, said Register's Office.

5. Stormwater Detention Agreement of record as Instrument No. 20030422-0053104, said Register's Office.

6. All matters shown on the survey dated May 16, 2006, as last revised on June 28, 2006, prepared by James E. Campbell, II, R.L.S. No. 1682 with J.E. Campbell & Associates and also known as Job No. G1_053.

Tract Two:

1. Taxes for 2006.

2. . Stormwater Detention Agreement of record as Instrument No. 20020108-0002831, said Register's Office.

3. Terms, provisions, requirements, conditions, obligations, agreements and stipulations contained in the lease by and between Hearthwood Properties, LLC, Lessor, and State of Tennessee, Lessee, dated August 23, 2001, by lease which is of record as Instrument No. 20010829-0093925, said Register's Office.

4. Access Easement of record as Instrument No. 20060601-0064719, said Register's Office.

5. All matters shown on the survey dated May 4, 2006, as last revised on June 28, 2006, prepared by James E. Campbell, II, R.L.S. No. 1682 with J.E. Campbell & Associates and also known as Job No. G1_055.