THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 07/03/06 14:25 4 pgs
Fees:23.00 Taxes:7181.70
20060703-0079367

BOX# 14A
G# 19625-6

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
NovaJAD, L.P. 15 Lindsley Avenue Nashville, TN 37210	"New Owners"	Map 093-15 Parcels 80, 81, 82 & 83

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, DAVID W. TURNER, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto NOVAJAD, L.P., a Tennessee limited partnership, hereinafter called the "Grantee", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON ROD SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF LINDSLEY AVENUE, 60 FEET IN WIDTH AND THE EASTERLY RIGHT-OF-WAY LINE OF 1ST AVENUE SOUTH, 50 FEET IN WIDTH;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF LINDSLEY AVENUE, NORTH 58 DEG 54 MIN 52 SEC EAST, 257.53 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH RAPE AND SEXUAL ABUSE CENTER, AS OF RECORD IN DEED BOOK 10585, PAGE 938, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF LINDSLEY AVENUE WITH THE WESTERLY PROPERTY LINE OF RAPE AND SEXUAL ABUSE CENTER, SOUTH 30 DEG 37 MIN 52 SEC EAST, 157.26 FEET TO AN EXISTING IRON ROD ON THE NORTHERLY RIGHT-OF-WAY LINE INTERSTATE 40;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE

40, SOUTH 63 DEG 28 MIN 14 SEC WEST, 160.42 FEET TO AN EXISTING CONCRETE MONUMENT;

THENCE SOUTH 31 DEG 29 MIN 35 SEC EAST, 43.65 FEET TO AN EXISTING IRON ROD;

THENCE SOUTH 59 DEG 00 MIN 38 SEC WEST, 96.19 FEET TO AN IRON ROD SET ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID 1ST AVENUE SOUTH;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 40 WITH THE EASTERLY RIGHT-OF-WAY LINE OF 1ST AVENUE SOUTH, NORTH 31 DEG 14 MIN 11 SEC WEST, 188.00 FEET TO THE POINT OF BEGINNING, CONTAINING 42,312 SQUARE FEET (0.97 ACRES MORE OR LESS).

BEING THE SAME PROPERTY CONVEYED TO DAVID W. TURNER BY DEED FROM BRUCE TENNYSON AND WIFE, DIANN TENNYSON, AS OF RECORD IN DEED BOOK 9652, PAGE 433, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE ABOVE DESCRIPTION WAS PREPARED BY CHERRY LAND SURVEYING, INC., R. SCOT CHERRY, TENNESSEE REGISTERED LAND SURVEYOR NO. 1512, BASED UPON AN ALTA/ACSM LAND TITLE SURVEY OF PARCELS 80, 81, 82, AND 83, MAP 93-15, DATED MAY 18, 2006, BEARING JOB NUMBER 05365ALT MHC.

THIS is improved property, known as 15, 17, 19 and 21, Lindsley Avenue, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the undersigned Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and the Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, this instrument has been executed this 30th day of June, 2006.

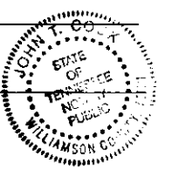
David W. Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David W. Turner, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of June, 2006.

Notary Public
My Commission Expires: 3/22/09



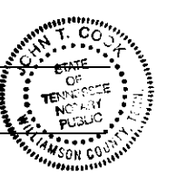
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,941,000.00.

Affiant

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

Notary Public
My commission expires: 3/22/09



WD.801

Exhibit "A"
Permitted Exceptions

1. Taxes for the year 2006 and subsequent years, a lien not yet due and payable. Taxes for 2006 have been prorated between the parties and assumed by the Grantee.
2. Matters shown on the Plan of record in Book "U", Pages 212 and 213, Register's Office for Davidson County, Tennessee.
3. Easement Agreement by and between David W. Turner and National Advertising Company, of record in Book 10274, page 782, Register's Office for Davidson County, Tennessee.
4. 3M Media Lease Renewal Agreement with Special Provisions Addendum by and between David W. Turner and National Advertising Company, of record in Book 10274, page 796, said Register's Office.
5. First Amendment to Lease Renewal and Easement Agreement by and between David W. Turner and National Advertising Company, of record as Instrument No. 20060620-0073448, and re-recorded as Instrument No. 20060627-0076898, said Register's Office.
6. Matters shown on ALTA/ACSM Land Title Survey of Parcels 80, 81, 82 and 83, Map 93-15 dated May 18, 2006, last revised June 29, 2006, prepared by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee Registered Land Surveyor No. 1512, bearing Job No. 05365ALT MHC.

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