This instrument prepared by:
Dodson, Parker & Behm, P.C.
Suite 400, 306 Gay Street
Nashville, TN 37201
(615) 254-2291

Davidson County DEEDWARR
Recvd: 07/11/06 14:53 4 pgs
Fees:23.00 Taxes:2775.00
20060711-0083333

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Aston Capital, L.P. 5250 Virginia Way Suite 155 Brentwood, TN 37027	Aston Capital, L.P. 5250 Virginia Way Suite 155 Brentwood, TN 37027	Map 114 Parcel 302
Leeward Caye Holdings, L.P. 5250 Virginia Way Suite 155 Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED FIFTY THOUSAND and NO/100 ($750,000.00) DOLLARS, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, LOUIS McREDMOND INVESTMENT GROUP, L.P., a Tennessee limited partnership, ("Grantor") has this day bargained and sold and does hereby transfer and convey unto ASTON CAPITAL, L.P., a Tennessee limited partnership, and LEEWARD CAYE HOLDINGS, L.P., a Tennessee limited partnership ("Grantees"), their successors and assigns, as tenants in common, with each holding a one-half undivided interest, certain real estate in Davidson County, Tennessee, known as Tax Map 114, Parcel 302 and which is more fully described as set forth in Exhibit A hereto, and being a part of the same property conveyed to LOUIS McREDMOND INVESTMENT GROUP, L.P. by Deed from LOUIS McREDMOND, of record in Book 10304, page 753, Register's Office of Davidson County, Tennessee.

This is unimproved property known as Parcel 302 of Davidson County Tax Map 114.

This conveyance is subject to any and all existing easements and restrictions of record; and to any and all zoning regulations, building restrictions, and applicable laws and ordinances.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, its successors, heirs and assigns, forever, Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, other than as provided and excepted herein. Grantor further covenants and binds Grantor, and Grantor's heirs and representatives to

warrant and forever defend the title to said real estate to the said Grantee, its successors, heirs and assigns against the lawful claims of all persons, claiming by, through or under Grantor, but not further or otherwise, and other than as provided and excepted herein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 6 day of July, 2006.

LOUIS McREDMOND INVESTMENT GROUP, L.P., by and through its General Partner, LOUIS McREDMOND MANAGEMENT, INC., by

Stephanie Keller

Stephanie Keller, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named STEPHANIE KELLER, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, acknowledged that she was the President of LOUIS McREDMOND MANAGEMENT, INC., a Tennessee corporation, the General Partner of LOUIS McREDMOND INVESTMENT GROUP, L.P., a Tennessee limited partnership, the within named bargainor, and that in such capacity, she, being authorized so to do, executed the foregoing Special Warranty Deed for the purposes therein contained, on behalf of the said LOUIS McREDMOND MANAGEMENT, INC., as the General Partner of LOUIS McREDMOND INVESTMENT GROUP, L.P., thereby binding LOUIS McREDMOND INVESTMENT GROUP, L.P. under this said Special Warranty Deed.

Witness my hand and seal, at office, this the 6 day of July, 2006.

Phyllis R Vanolst

NOTARY PUBLIC

My Commission Expires: 11-22-08

PHYLLIS R. VANOLST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $750,000.00.

Subscribed and sworn to before me this the 6 day of July, 2006.

Gregory D Bryant
Affiant

Phyllis R Vanolst
NOTARY PUBLIC

My Commission Expires: 11-22-08

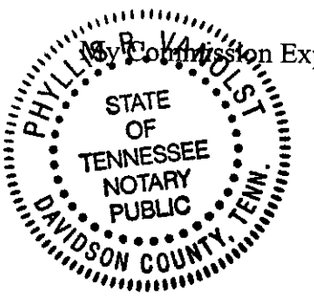


EXHIBIT A See attached Exhibit A on following page

EXHIBIT A

Land in Davidson County, Tennessee being Lot 1 on the final plan of McRedmond Center of record in Plat Book 6900, page 919, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the same property conveyed to Louis McRedmond Investments Group, LP, a TN limited partnership by deed dated December 27, 1996 from Louis A. McRedmond of record in Book 10304, Page 753, Register's Office for Davidson County, Tennessee.