NEW OWNER:

ARTE CENTER, INC.
1111 FOSTER AVE.
NASHVILLE, TN 37210

SEND TAX BILLS TO:
NEW OWNER

Map 106.05
Parcel 124.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
FILE NO: 06-0529

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 07/26/06 10:12 3 pgs
Fees:18.00 Taxes:14060.00
20060726-0090051

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Million Eight Hundred Thousand and 00/100 Dollars ($3,800,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **FOSTER BUSINESS PARK, LLC, a Tennessee limited liability company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ARTE CENTER, INC., a Tennessee non-profit corporation**, ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 1 on the Plan of Foster Business Park as of record in Plat Book 9700, page 253, Register's Office for Davidson county, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being part of the same property conveyed to Foster Business Park LLC, a Tennessee limited liability company from The Bank of Nashville, as Executer and Trustee of the Will of William A. Sneed by Quitclaim Deeds of record in Book 10516, page 721, Book 9433, page 721, Book 9619, page 884, all in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Book 9700, Page 253, as amended in Book 11190, page 12, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be assumed and paid by the Grantee herein.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 20th day of July, 2006.

FOSTER BUSINESS PARK, LLC

By:_____
TARUN N. SURTI, Chief Manager

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **TARUN N. SURTI**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is the **CHIEF MANAGER** of **FOSTER BUSINESS PARK, LLC**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 20th day of July, 2006.

_____ NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 7-22-09

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The actual consideration or value, whichever is greater, for this transfer is **$3,800,000.00** .

AFFIANT

Sworn to and subscribed to before me this 20th day of July, 2006.

NOTARY PUBLIC

DAVID B. FOUTCH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 7-27-09