(1)

Prepared By & After Recording

Return to:
E.H. Camp, III
Newton Oldacre McDonald, LLC
3841 Green Hills Village Drive, Suite 400
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 08/03/06 12:52 5 pgs
Fees:28.00 Taxes:10730.00
20060803-0094774

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value for this transfer is $2,900,000.00.

Affiant

Subscribed and sworn to before me, this the ____ day of August, 2006.

Notary Public
My Commission Expires:_____

LAURA LINCOLN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES NOVEMBER 22, 2008

Prepared by: E.H. Camp III, Esq.
Newton Oldacre McDonald, LLC
3841 Green Hills Village Drive, Suite 400
Nashville, Tennessee 37215

Property Tax ID Number: **102-62**
Improved Property Commonly Known As: **6820 Charlotte Pike, Nashville, Tennessee**
EIN of Grantee: **20-0754720**

Send Tax Bills to New Owner: **Nashville West Shopping Center, LLC**
P.O Box 680176
Prattville, AL 36068

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 2ND day of August, 2006, by and between, **HORIZON REAL ESTATE, LP**, a Tennessee limited partnership, whose address is 6820 Charlotte Pike, Nashville, Tennessee 37209, hereinafter party of the first part or Grantor; and **NASHVILLE WEST SHOPPING CENTER, LLC,** a Tennessee limited liability company, whose address is P.O. Box 680176, Prattville, Alabama 36068, hereinafter party of the second part or Grantee.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and other valuable consideration, to it in hand paid by the party of the second part, the receipt of which is hereby acknowledged, has granted, bargained and sold to the party of the second part, its successors and assigns forever, the following described property, situate, lying and being in Davidson County, Tennessee (the "**Property**"):

See Exhibit A attached hereto and by this reference made apart hereof.

SUBJECT TO the matters expressly set forth on attached Exhibit B made a part hereof, made a part hereof, party of the first part will warrant and forever defend the right and title to the real property conveyed herein unto the party of the second part, its successors and assigns, against all persons claiming by, through or under party of the first part, but not otherwise.

TO HAVE AND TO HOLD unto the party of the second part, its successors and assigns, together with all of the rights, easements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed in its name by its General Manager the day and year first above written.

HORIZON REAL ESTATE, L.P.,
a Tennessee limited partnership

By: Horizon Property Management, LLC
Its: General Partner

By: _____
Name: Dianne Griffith
Its: Chief Manager

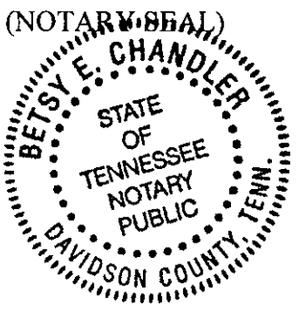
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this day 2ND of August, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Dianne Griffith to me personally known to be the person described in and who executed the foregoing instrument, who, being by me duly sworn, stated that she is the Chief Manager of Horizon Property Management, LLC, a Tennessee limited liability company that is the General Manager of Horizon Real Estate, LP, a Tennessee limited partnership, and that she as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company herself as such Chief Manager.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year last above written.

Betsy E Chandler
Notary Public
My Commission Expires: 7/24/10

(NOTARY SEAL)



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EXHIBIT A

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Parcel (62) on Tax Map 102 and also being Lot No. One on plan of Mary Napier Ganier, et al property, plat recorded in Book 4675, page 82, Register's Office, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing highway concrete monument on the northerly right-of-way line of U.S. Highway 70-N, Charlotte Pike at the southwest corner of the above-mentioned Lot No. One; thence,

1. With the west line of herein-described Lot No. One and the east line of Parcel (51) owned by Norris & Patricia Hall as of record in Book 6231, Page 387, R.O.D.C., Tennessee (in part) N 25 20' 59" W, 331.27 feet to an existing iron pin corner of Parcel (50) owned by A. V. Enterprises as of record in Book 8194, Page 568, R.O.D.C., Tennessee; thence,

2. Continuing with the west line of herein-described Lot No. One and the east line of Parcel (50) N 42 14' 42" W, 208.73 feet to an existing iron pin at a common corner of Lots One and Two of above-noted Ganier Subdivision; thence,

3. With the common line between Lots One and Two N 47 41' 28" E, 229.98 feet to an existing iron pin; thence,

4. Continuing with common line of Lots One and Two S 42 03' 57" E, 242.69 feet to an existing drilled hole in rock; thence,

5. Continuing with common line of Lots One and Two S 25 29' 46" E, 365.57 feet to an existing iron pin at the northerly right-of-way line of Charlotte Pike; thence,

6. With the northerly right-of-way line of Charlotte Pike S 64 38' 00" W, 230.05 feet to the point of beginning, and containing 131,830 square feet or 3.026 acres, more or less, as calculated by the above courses which were determined within the precision requirements of a Class "Urban" ALTA/ACSM Land Title Survey of 1992.

Being the same land conveyed to HORIZON REAL ESTATE, L.P., a Tennessee limited partnership by Deed recorded under instrument # 20021018-0128141, Register's Office for Davidson County, TN.

Together with easements appurtenant thereto as set forth in Book 4792 Page 320, Book 4164 Page 673 and Book 4164 Page 678 as recorded in Register's Office for Davidson County, TN.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2006 and subsequent years. Tax Parcel 102-62.

2. Rights of Hemophilia Health Services, Inc. under that unrecorded lease dated January 1, 2001, as amended, as tenants only.

3. Easements granted to Metropolitan Government of Nashville and Davidson Co. for Sanitary Sewer System and/or Storm Drainage as set forth in Book 4164 Page 664, in the Register's Office of Davidson County, Tennessee.

4. Rights of others in Easements as set forth in Book 4792 Page 320, Book 4164 Page 673 and Book 4164 Page 678 as recorded in Register's Office for Davidson County, TN.

5. All maters as shown on Plat as recorded in Plat Book 4675 Page 82 in the Register's Office of Davidson County, Tennessee.

6. Survey #26162 dated 7.7.2006 prepared by Littlejohn Engineering Associates indicates fence encroachments of 3.5' & 3.7' along the Southwesterly boundary as more particularly shown on said survey.

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