This Instrument Was Prepared By:
Mary Frances Rudy
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 08/16/06 15:32 4 pgs
Fees:23.00 Taxes:9250.00
20060816-0101149

WARRANTY DEED

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
120 Third Avenue South, LLC 120 Third Avenue South Nashville, Tennessee 37201	120 Third Avenue South, LLC C/O Gene Gilbert, Manager 721 Noble Oak Drive Marietta, GA 30068	93-6-4-55.00

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **Vincent R. Peach** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **120 Third Avenue South, LLC,** (the "Grantee"), a Tennessee limited liability company, its successors and assigns, the following tract or parcel of land:

That certain tract or parcel of land (the "Land") lying and being situated in the City of Nashville, Davidson County, Tennessee, and being more particularly described in the Legal Description set forth on Exhibit "A", attached hereto, and all other improvements situated on the Land together with (i) all buildings, fixtures and improvements located thereon, (ii) all rights and appurtenances thereto in anywise belonging to Grantor, including, but not limited to, all interest, if any, of Grantor in any permits, authorizations, governmental entitlements, licenses, approvals and easements, (iii) all right, title and interest of Grantor, if any, in, and to, all rights-of-way, or rights of ingress to and egress from the real property, and any land lying in or under the bed of any highway, avenue, street or alley, in, on, access or adjoining the real property, regardless of whether or not the minerals are considered part of the surface estate or part of the mineral estate, and (vi) all water, sewer and other utility capacity commitments and/or credits, if any, which pertain to or inure to the benefit of such real property (all of such property referred to herein as the "Property").

This conveyance is made and accepted subject to the leases, easements, covenants, restrictions and the other matters and exceptions affecting the Property and set forth on Exhibit "B", attached hereto and incorporated by reference ("Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions unto Grantee, its successors and assigns, forever, and GRANTOR covenants and warrants with GRANTEE that GRANTOR, his heirs, successors and assigns, shall warrant and defend title to the real property unto GRANTEE, its successors and assigns, against the claims and demands of GRANTOR and the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise.

The terms and provisions contained in this Deed shall be binding upon and inure to the benefit of GRANTOR and GRANTEE and their respective heirs, successors, personal representatives and assigns.

This is improved property commonly known as 120 Third Avenue South, Nashville, TN 37201.

IN WITNESS WHEREOF, GRANTOR has caused his name to be subscribed hereto as of this the 15th day of August, 2006.

GRANTOR:

Vincent R. Peach

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, Vincent R. Peach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 15th day of August, 2006.

Notary Public

My Commission Expires: 7-24-10

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,500,000.00.

Nicholas Gacco
Affiant

Sworn to and subscribed before me this 15 day of August, 2006.

Notary Public

My Commission Expires: 7-19-08

JILL CONNORS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

{00118841.1}

EXHIBIT "A"

LEGAL DESCRIPTION

Land lying In Davidson County, Tennessee, being more particularly described as follows:

Beginning on the Eastern margin of Third Avenue South, formerly College Street at the Southwest corner of a lot formerly owned by Madison Trimble: Thence Southwardly with the eastern margin of Third Avenue, south 86.3 feet, more or less; thence Eastwardly in a straight line 107½ feet, more or less; thence in a straight line Northwardly and parallel with Third Avenue, south 86.3 feet, more or less, thence Westwardly to the point of beginnning.

Said lot consists of Lot No. 6 and the Northern 4 feet of Lot No. 7 in the Ellis and Moore plan as of record in plan Book No. 1, Page 8, Chancery Court Of Davidson County, Tennessee, and also a part of Lot No. 2 the Davidson Academy plan, not of record, also a part of Lot No. 28 in John Price's plan of lots, as of record in Book No. 2, Page 246, of the Register's office for said county,

This conveyance expressly includes herein and transfers hereby all rights, titles and interest in and to party walls, and specifically including but not excluding all others, all rights, titles and interest in that wall referred to and of record in Book 330, Page 1, said Register's office.

Being the same property conveyed to Vincent R. Peach by Quitclaim Deed from Marly Investments, LLC of record as Instrument No. 20060816-0101148.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2006

2. Party wall(s) situated partly on the subject property and partly on adjoining properties and the terms and provisions of the Agreement relating to the use and maintenance thereof recorded on Book 330, Page 1 Register's Office for Davidson County Tennessee.

3. All matters shown on the Plan of Record in Book 2, Page 246 Register's Office for Davidson County, Tennessee.

All matters shown on the unrecorded Category I Survey of the property prepared by Pat Code Tennessee Licensed Surveyor No. 855 on behalf of John Kohl & Company dated July 28, 2006 and Identified by Project No. 6020.001.