ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Westmont Property Holdings, LLC 138 2ND AVE N, STE 300	New Owner	Map 104-2 Parcel 413.00
ATTN: JOSEPH N. BARKER		
NASHVILLE, TN 37201		

This instrument prepared by: Weldon B. White, Jr., Attorney, 4515 Harding Pike, Suite 315, Nashville, TN 37205

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, **David E. Rawlings, James A. Crossman, and Harvey E. Eisen** (The "Grantors") have bargained and sold, and by those presents does transfer and convey unto **Westmont Property Holdings, LLC,** (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See Exhibit A

This conveyance is subject to the following:

1. Taxes for the year 2006, the payment of which is assumed by the Grantee.
2. All matters as shown on Plat of record in Plat Book 6250, page 358, Register's Office for said County.
3. Memorandum of Lease of record in Instrument No. 20040121-0007726, Register's Office for said County.
4. All matters as shown on survey by William Thomas Smith, TRLS NO. 2016, dated June 6, 2006.

This is improved property commonly known as 111 Acklen Drive, Nashville, TN.

Davidson County DEEDWARR
Recvd: 09/01/06 16:10 3 pgs
Fees:18.00 Taxes:28619.50
20060901-0108722

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration of value, whichever is greater for this transfer is $7,735,000.00.

Affiant

Subscribed and sworn to before me this 31st day of August, 2006

Notary Public

My Commission Expires: My Commission Expires 03/21/2009

Fran Y. Oroson State of Tennessee Notary Public Davidson County

To have and to hold the said tract or parcel land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, its successors and assigns, forever. We do covenant with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same unencumbered, unless otherwise set out herein. We do further covenant and find ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming title by or through GRANTORS but not further or otherwise.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this ____ day of August, 2006.

David E. Rawlings

James A. Crossman

Harvey S. Eisen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David E. Rawlings, James A. Crossman and Harvey S. Eisen with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes contained herein.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of August, 2006.

Notary Public

My Commission Expires:

My Commission Expires 03/21/2009

Fran Y. Oroson State of Tennessee Notary Public Davidson County

EXHIBIT A

Beginning at a iron rod (found) in the intersection of the northerly margin of Acklen Park Drive and the westerly margin of West End Circle, also being the southeast corner of the property conveyed to West End Highland, LLC as evidenced in Instrument #20060410-0040853 R.O.D.C.,Tn.; thence, leaving said intersection S65°35'15"W 56.09' to a iron rod (set) in the southerly margin of said Acklen Park Drive and also being the actual Point-Of-Beginning for this heron described tract of land; thence, with the southerly margin of said drive S51°22'00"E 358.36' to a iron rod (set), thence, with a return curve to the right having a delta of 100°03'44", a radius of 55.00', a tangent of 65.62', a arc length of 96.05' and a chord bearing and distance of S01°20'06"E 84.30' to a iron rod (set) in the westerly margin of Fairmont Drive; thence with said margin of Fairmont Drive for the next 7 calls S48°41'48"W 4.07' to a iron rod (set); thence, with a curve to the left having a delta of 13°29'59", a radius of 551.24', a tangent of 65.24', a arc length of 129.88', and a chord bearing and distance of S41°56'48"W 129.58' to a iron rod (set); thence, S35°11'49"W 14.45' to a iron rod (set); thence, with a curve to the right having a delta of 39°53'52", a radius of 118.82', a tangent of 43.13', a arc length of 82.74', and a chord bearing and distance of S55°08'45"W 81.08' to a iron rod (set); thence, S75°05'41"W 38.17' to a P.K. Nail (set); thence, with a curve to the left having a delta of 25°02'22", a radius of 210.47', a tangent of 46.74', a arc length of 91.98', and a chord bearing and distance of S62°34'30"W 91.25' to a P.K. Nail (set) in the former northerly right-of-way margin of Long Boulevard, as closed by Council Bill 084-360; thence, with a new curve to the left having a delta of 03°04'30", a radius of 330.00', a tangent of 8.86', a arc length of 17.71', and a chord bearing and distance of S48°31'04"W 17.71' to a iron rod (set), said rod being the northeasterly corner of the condominium complex known as Fairmont Court as shown in Plat Book 6686, Page 708 R.O.D.C.,Tn.; thence, with the northerly line of Fairmont Court N50°21'00"W 319.34' to a iron rod (set), in the south and easterly boundary line of Longview Condominiums as shown in Plat Book 6200, Page 101 R.O.D.C.,Tn., also being the southwesterly corner for this tract of land; thence, N39°06'17"E 17.50' to a iron rod (set) in the northerly margin of aforementioned closed Long Blvd.; thence, N38°36'00"E 398.52' to a iron rod (set), said rod being northeasterly corner of the property conveyed to Frances Honoker as evidenced in Instrument #20001110-0111986 R.O.D.C.,Tn., also being the Point-Of-Beginning.

Being the same property conveyed to Grantors by deed of record in Instrument No. ✱ said Register's Office.

✱20060901-0108721