(1)

This Instrument Prepared By
Charles T. Sharbaugh, Esq.
Return to:
Fidelity National Title
Attn: ~~Sondra Furber~~ SHARON GREGORY
Two Parkway Center
1800 Parkway Place, Suite 700
Atlanta, GA 30067

Davidson County DEEDWARR
Recvd: 09/07/06 11:16 6 pgs
Fees:33.00 Taxes:3539.67
20060907-0110696

SPECIAL WARRANTY DEED
(322 Charlotte)

Address New Owners:	*Send Tax Bills To*	Map-Parcel No.:
Dale A. Hilmen and Kay J. Hilmen 1761 Hotel Circle South, Suite 300 San Diego, CA 92108	Dale A. Hilmen and Kay J. Hilmen 1761 Hotel Circle South, Suite 300 San Diego, CA 92108	91-15-254

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of which is hereby acknowledged, PALADINS CHARLOTTE, LLC, a Delaware limited liability company ("**Grantor**"), has this day bargained and sold, and does hereby transfer and convey unto DALE A. HILMEN and KAY J. HILMEN, both individual residents of the State of California (collectively, "**Grantee**"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "**Property**"):

SEE EXHIBIT A attached hereto and made a part hereof.

BEING the same property conveyed to the Grantor by deed dated April 3, 2006, Instrument Number 20060512-0056094, Register's Office for Davidson County, Tennessee.

1112A - GTK

This is improved property located at 4816 Charlotte Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except as shown on **Exhibit B** attached hereto.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee and its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21 day of August, 2006.

GRANTOR:

PALADINS CHARLOTTE, LLC, a Delaware limited liability company

By: SunTrust Equity Funding, LLC, a Delaware limited liability company, its Sole Member

By: _____
Name: Paul Severn
Title: Manager

STATE OF GEORGIA)
)
COUNTY OF FULTON)

Personally appeared before me, Sarah Hughes, a Notary Public in and for said County and State, Paul Severn, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of SunTrust Equity Funding, LLC, the Sole Member of Paladins Charlotte, LLC, the within named bargainor of the foregoing instrument, and is authorized by such within named bargainor to execute this instrument on behalf of such within named bargainor.

WITNESS my hand and seal, at office, this 21 day of August, 2006.

_____
NOTARY PUBLIC
My Commission Expires:

[NOTARY SEAL]

SARAH HUGHES
NOTARY PUBLIC
Gwinnett County, GA

SARAH HUGHES
Notary Public
Dekalb County
State of Georgia
My Commission Expires Dec 16, 2008

STATE OF GA)
)
COUNTY OF Fulton)

The actual consideration or value, whichever is greater, for this transfer is $956,667.00.

AFFIANT

Subscribed and sworn to before me this 22 day of August, 2006.

NOTARY PUBLIC
My Commission Expires:

SARAH HUGHES
Notary Public
Dekalb County
State of Georgia
My Commission Expires Dec 16, 2008

[NOTARY SEAL]

Tax Parcel ID #: 91-15-254

THE NAME AND ADDRESS OF PROPERTY OWNER:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
Dale A. Hilmen and Kay J. Hilmen	Dale A. Hilmen and Kay J. Hilmen
1761 Hotel Circle South, Suite 300 San Diego, CA 92108	1761 Hotel Circle South, Suite 300 San Diego, CA 92108

EXHIBIT A

DESCRIPTION OF PROPERTY

All that certain piece, parcel, or tract of land situate, lying, and being located in The City of Nashville, Davidson County, State of Tennessee, containing 0.377 acres, as shown on a plat entitled "ALTA/ACSM Land Title Survey for SunTrust #332", dated December 12, 2005, prepared by Barrett Surveying Group (R. Scott Barrett, PLS, TN Registration No. 2473) and according to said plat having the following metes and bounds to wit:

Beginning at an iron pin found flat bar (Labeled as P.O.B) located on the northern right-of-way of Charlotte Avenue and the common corner of N/F Global Education Center (DB 200405050051064), thence running along the common property line of N/F Global Education Center N 00°09'04" W 150.13 feet to an iron pin set 1/4" rebar on the southern right-of-way line of a 20' alley, thence running along the right-of-way of a 20' alley N 89°25'22" E 109.52 feet to an iron pin found 5/8" rebar at the common corner of N/F Asghar & Nancy Mahdavi (DB 200501280010472), thence running along the common property line of N/F Asghar & Nancy Mahdavi S 00°08'38" E 150.06 feet to an iron pin set 1/2" rebar on the northern right-of-way of Charlotte Avenue, thence running along the common right-of-way line of Charlotte Avenue S 89°23'02" W 109.50 feet to the point of beginning.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Party wall(s) situated partly on the insured property and partly on adjoining properties and the terms and provisions of the Agreement relating to the use and maintenance thereof recorded in Book 426, Page 474, Book 638, Page 94 and Book 1149, Page 359, Register's Office for Davidson County, Tennessee.