THIS INSTRUMENT PREPARED BY:
GIBSON, GREGORY & GWYN, PLLC
Suite 1900, 201 Fourth Avenue North
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 09/15/06 13:42 4 pgs
Fees:23.00 Taxes:6523.10
20060915-0114623

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,763,000.00.

Rajesh Aggarwal
Affiant

Subscribed and sworn to before me this 15th day of September, 2006.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Rajesh Aggarwal 1501 Demonbreum Street Nashville, TN 37203	New Owner	Map 93-9 Parcels 176, 177 and 179

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, CTC Properties, a Tennessee general partnership comprised of John R. Cherry, III, and Gerald T. Carden, hereinafter "GRANTOR", has bargained and sold, and by these presents does hereby transfer and convey unto Rajesh Aggarwal, hereinafter "GRANTEE", his heirs, successors, representatives and assigns forever, that certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit "A" attached hereto and incorporated herein by reference.

1212 and 1214 McGavock Street, Nashville, TN 37203 are unimproved properties and 1218 McGavock Street, Nashville, TN 37203 is improved property.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

and such limitations, restrictions and easements as may affect the premises.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs, successors, representatives and assigns forever.

And GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as set forth above.

GRANTOR does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, successors, representatives and assigns, against the lawful claims by and through the GRANTOR, but not further.

WITNESS its hand this 15th day of September, 2006.

CTC PROPERTIES,
a Tennessee General Partnership

By: _____
John R. Cherry, III, Partner

By: _____
Gerald T. Carden, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared John R. Cherry, III, and Gerald T. Carden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be all of the Partners of CTC Properties, the within named bargainor, a Tennessee general partnership, and that they as such Partners executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by themselves as such Partners.

Witness my hand and official seal this 15th day of September, 2006.

_____
Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR.
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

EXHIBIT "A"

Tract I
Map 93-9; Parcel 176
1212 McGavock Street, Nashville, Tennessee

Land in Davidson County, Tennessee, being the west half of Lot No. 106, in the plan of McNairy's West Nashville Lots, as recorded in Book 9, pages 322 and 323, Register's Office for Davidson County, Tennessee. Said half of said Lot 106 fronts 50 feet on the north side of McGavock Street and runs back northerly between parallel lines 169 feet to an alley.

Being the same property conveyed to CTC Properties, a Tennessee general partnership, by deed from Carden & Cherry Syndication, Inc., a Tennessee corporation, formerly known as Carden & Cherry, Inc., a Tennessee corporation, dated May 21, 2002, of record in Instrument No. 20020523-0063188, said Register's Office.

Tract II
Map 93-9; Parcel 177
1214 McGavock Street, Nashville, Tennessee

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of McNairy's West Nashville Lots, as of record in Book 9, page 322, Register's Office for Davidson County, Tennessee, and Minute Book "C", pages 136 and 137, Chancery Court in Nashville, Tennessee.

Said part of Lot No. 108 fronts 100 feet on the northerly side of McGavock Street and runs back between parallel lines 169 feet to an alley.

Being the same property conveyed to CTC Properties, a Tennessee General Partnership consisting of Gerald T. Carden and John R. Cherry, III, by deed from Loman Sparks and Mildred B. Sparks, dated July 13, 2001, of record in Instrument No. 20010716-0075037, said Register's Office.

Tract III
Map 93-9; Parcel 179
1218 McGavock Street, Nashville, Tennessee

Land in Davidson County, Tennessee, being the easterly part of Lot No. 110 on the Plan of McNairy's West Nashville Lots, as of record in Book 9, pages 322 and 323, said Register's Office for Davidson County, Tennessee.

Said Lot fronts 49 feet on the northerly side of McGavock Street, and extends back between lines 169 feet to an alley on which it measures 48.52 feet.

Being the same property conveyed to CTC Properties, a Tennessee general partnership, by deed from 1220 Exhibits, Inc., a Tennessee Corporation, successor by merger from Carden & Cherry Syndication, Inc., a Tennessee Corporation, dated May 26, 2004, of record in Instrument No. 20040526-0062166, said Register's Office.

EXHIBIT B

Permitted Exceptions

1. Present and future zoning laws, ordinances, resolutions, orders and regulations of all municipal, county, state or federal governments having jurisdiction over the Property and the use of improvements thereon.

2. All matters shown on the Plan of record in Chancery Court Book 1, page 15, Register's Office for Davidson County, Tennessee (Tracts I, II and III).