6

This Instrument Prepared By
Charles T. Sharbaugh, Esq.
~~Return to:~~
Paul, Hastings, Janofsky & Walker LLP
600 Peachtree Street NE Suite 2400
Atlanta, Ga 30308-2222

Davidson County DEEDWARR
Recvd: 09/25/06 10:01 6 pgs
Fees:33.00 Taxes:4229.10
20060925-0118230

SPECIAL WARRANTY DEED
(337 Gallatin)

Address New Owners:	*Send Tax Bills To*	Map-Parcel No.:
The Finegood Family Trust Attn: Rachel Finegood c/o Ken Epstein 21550 Oxnard Street, Suite 485 Woodland, California 91367	The Finegood Family Trust Attn: Rachel Finegood c/o Ken Epstein 21550 Oxnard Street, Suite 485 Woodland, California 91367	61-15-235

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 3914 GALLATIN, LLC, a Delaware limited liability company ("**Grantor**"), has this day bargained and sold, and does hereby transfer and convey unto THE FINEGOOD FAMILY TRUST ("**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 20060512-0056088, Register's Office for Davidson County, Tennessee.

This is improved property located at 3914 Gallatin Road, 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 13 day of September, 2006.

GRANTOR:

PALADINS 3914 GALLATIN, 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 3914 Gallatin, 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 13 day of September, 2006.

_____
NOTARY PUBLIC
My Commission Expires:

[NOTARY SEAL]

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

STATE OF GEORGIA)
)
COUNTY OF FULTON)

The actual consideration or value, whichever is greater, for this transfer is $1,143,000.00.

AFFIANT

Subscribed and sworn to before me this 13 day of September, 2006.

NOTARY PUBLIC

[NOTARY SEAL]

My Commission Expires:

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

Tax Parcel ID #: 61-15-235

THE NAME AND ADDRESS OF PROPERTY OWNER:

The Finegood Family Trust
Attn: Rachel Finegood
c/o Ken Epstein
21550 Oxnard Street, Suite 485
Woodland, California 91367

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:

The Finegood Family Trust
Attn: Rachel Finegood
c/o Ken Epstein
21550 Oxnard Street, Suite 485
Woodland, California 91367

EXHIBIT A

DESCRIPTION OF PROPERTY

All that certain piece, parcel, or tract of land situate, lying, and being located in Davidson County, State of Tennessee, containing 0.566 acres, as shown on a plat entitled "ALTA/ACSM Land Title Survey for Sun Trust-Unit #337", dated December 9, 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 1/2" rebar with cap (Labeled as P.O.B) on the southeastern right-of-way of Gallatin Pike and the common corner of N/F Rohney & Linda F. Boyd (DB 7752-669), thence running along the common property line of N/F Rohney & Linda F. Boyd S 63°59'08" E 183.44 feet to an iron pin found 1/2" open top at the common corner of N/F Dorothy H. Hall and Robert L. Armstrong (DB 11606-404), thence running along the common property line of N/F Dorothy H. Hall and Robert L. Armstrong, N/F Orsorio Jackson (DB 200511040134041) and N/F Donald Boatwright (DB 882-695) S 25°36'31" W 137.04 feet to an iron pin found 1/2" rebar at the common corner of N/F Mason-Gravlee Enterprises & West, W.M.G. etux (DB 10815-634), thence running along the common line of N/F Mason-Gravlee Enterprises & West, W.M.G. etux N 64°06'36" W 175.82 feet to an iron pin found 1/2" rebar bent on the southeastern right-of-way line of Gallatin Pike, thence running along the right-of-way line of Gallatin Pike N 22°26'07" E 137.69 feet to the point of beginning.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Easements for Sanitary Sewerage and Storm Drainage contained in Book 4286, Page 761, Register's Office for Davidson County, Tennessee.

2. Storm Water Detention Agreement contained in Book 5861, Page 394, aforesaid records.