(1)

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

Davidson County DEEDWARR
Recvd: 10/18/06 11:07 6 pgs
Fees:33.00 Taxes:3603.15
20061018-0129292

SPECIAL WARRANTY DEED
(409 Nolensville)

Address New Owners:	*Send Tax Bills To*	Map-Parcel No.:
Thomas J. Fanucchi, Kathleen O. Fanucchi, James A. Roberts and Susan L. Roberts 730 Hillcrest Boulevard Millbrae, CA 94030	Thomas J. Fanucchi, Kathleen O. Fanucchi, James A. Roberts and Susan L. Roberts 730 Hillcrest Boulevard Millbrae, CA 94030	161-156

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 NOLENSVILLE, LLC, a Delaware limited liability company ("**Grantor**"), has this day bargained and sold, and does hereby transfer and convey unto THOMAS J. FANUCCHI AND KATHLEEN O. FANUCCHI, Husband and Wife, as community property with Right of Survivorship, as to an undivided one-third interest, and JAMES A. ROBERTS AND SUSAN L. ROBERTS, Husband and Wife, as community property with Right of Survivorship, as to an undivided two thirds interest (collectively, "**Grantee**"), their 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 20060512-0056082, Register's Office for Davidson County, Tennessee.

This is improved property located at 5701 Nolensville 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 21 day of September, 2006, as of OCTOBER 3RD, 2006

GRANTOR:

PALADINS NOLENSVILLE, 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 Nolensville, 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 Sepkmber, 2006.

_____
NOTARY PUBLIC
My Commission Expires: 12-016-2008

[NOTARY SEAL]

SARAH HUGHES NOTARY PUBLIC DeKalb County, GA

LEGAL_US_E # 71940193.1

STATE OF GEORGIA)
)
COUNTY OF FULTON)

The actual consideration or value, whichever is greater, for this transfer is $973,823.53.

AFFIANT

Subscribed and sworn to before me this 21 day of September, 2006.

NOTARY PUBLIC

[NOTARY SEAL]

My Commission Expires: 12-16-08

Tax Parcel ID #: 161-156

THE NAME AND ADDRESS OF PROPERTY OWNER:

Thomas Fanucchi, Kathleen Fanucchi,
James Roberts and Susan Roberts
730 Hillcrest Boulevard
Millbrae, CA 94030

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:

Thomas Fanucchi, Kathleen Fanucchi,
James Roberts and Susan Roberts
730 Hillcrest Boulevard
Millbrae, CA 94030

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 0.698 acres, as shown on a plat entitled "ALTA/ACSM Land Title Survey for Sun Trust-Unit #409", dated December 7, 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 5/8" rebar (Labeled as P.O.B), thence running with the right-of-way of Nolensville Pike with a curve to the right, having a radius of 6499.22 feet, an arc length of 159.93 feet and a chord bearing and distance of S 06°02'54" E 159.93 feet to an iron pin found 5/8" rebar at the common corner of N/F Sally M. Sorenson TRS., et al (DB 200406300077658), thence running along the common property line of N/F Sally M. Sorenson TRS., et al S 84°37'37" W 157.98 feet to an iron pin found 1/2" rebar, thence N 05°01'00" W 209.51 feet to an iron pin found 1/2" rebar on the southern right-of-way line of Hickoryview Drive, thence running along the right-of-way line of Hickoryview Drive S 84°32'32" E 136.90 feet to an iron pin found 5/8" rebar, thence with a curve to the right having a radius of 25.00 feet, an arc distance of 33.88 feet and a chord bearing and distance of S 45°47'50" E 31.34 feet to the point of beginning.

BEING the same property conveyed to Grantor by deed of record as Instrument Number 20060512-0056082, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2006 and subsequent years, a lien not yet due and payable.

2. Rights of others in Easements contained in Book 4827, page 892, Book 5406, Page 784, as corrected in Book 6166, Page 160, Register's Office for Davidson County, Tennessee.

3. All matters as shown on Plats as recorded in Plat Book 4860, Page 55 and Plat Book 5200, Page 68, aforesaid records.