Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Estes Castle Venture 3310 West End Ave, Ste. 490 Nashville, Tennessee 37203	Same as new owner	Map:116-12 Parcel:102.00
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Broadway Properties, a Tennessee limited partnership** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Estes Castle Venture, a Tennessee general partnership** ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

> This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities and all matters as shown on subdivision plan of record in Book 547, page 47, Register's Office for Davidson County, Tennessee; 2006 Davidson County taxes have been paid.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons.

This is improved property, known as 3806 Estes Road, Nashville, TN 37215.

Davidson County DEEDWARR
Recvd: 10/30/06 08:35 4 pgs
Fees:23.00 Taxes:6512.00
20061030-0133913

EXECUTED this 26th day of October, 2006.

BROADWAY PROPERTIES, L.P., Grantor

BY: TGFT, Inc., General Partner

BY: _____
Barbara Orbison, President

and

BY: _____
Barbara A. Orbison, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the County and State aforesaid, personally appeared Barbara A. Orbison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the President of TGFT, Inc.., a Tennessee corporation and the general partner of Broadway Properties, L.P., the within named bargainor, a Tennessee limited partnership, and that she, as the President of such corporate general partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by herself as the President of the corporation which is the general partner.

Witness my hand, this the 26th day of October, 2006.

_____
Notary Public

DAVID B. GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 1/26/08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the County and State aforesaid, personally appeared Barbara A. Orbison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be a partner of Broadway Properties, L.P., the within named bargainor, a partnership, and that she, as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by such person as partner.

Witness my hand and official seal, this the 26th day of October, 2006.

_____
Notary Public

DAVID B. GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 1/26/08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,760,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of October, 2006.

NOTARY PUBLIC

My Commission Expires:
1/26/08

DAVID B. GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT A

Being a tract of land lying in Nashville, Davidson County, Tennessee, being part of Lot 3 on the Plat of a subdivision on the West part of Lot 2 of the Henry Compton land, as of record in Plat Book 547, page 47, at the Register's Office for Davidson County, Tennessee, being bounded on the North by Barry R. Smith, as of record in Deed Instrument 200005150048679 and Donald S. Hurwitz, III, as of record in Deed Instrument 2006032000031317, on the East by Thomas A. Hazinski, as of record in Deed Book 7329, page 403, Jeremy J. Kaye, as of record in Deed Instrument 200009200093749, Larry A. Painter, as of record in Deed Book 8517, page 345, on the South by Charles Y. Joe, as of record in Deed Book 8366, page 193, Jack H. Benjamin, as of record in Deed Instrument 200507010076364, Andy Gnyp, Jr., as of record in Deed Instrument 200608140099764, Lisa Staggs, as of record in Deed Book 11334, page 491, Rebecca Graham, as of record in Deed Instrument 200404160043303, common area of Wyndam Chase, as of record in Plat Book 6900, page 101, at said Register's Office and on the West by Estes Road and being more particularly described as follows;

Beginning at an existing concrete monument on the Easterly right-of-way line of Estes Road, 60 feet in width, at the Northwest corner of this tract;

Thence leaving the Easterly right-of-way line of Estes Road, South 82 deg. 51 min. 09 sec. East, 340.73 feet to an existing iron rod;

Thence South 82 deg. 48 min. 28 sec. East, 57.52 feet to an existing iron rod;

Thence South 06 deg. 25 min. 48 sec. West, 274.95 feet to an existing iron rod;

Thence North 82 deg. 49 min. 16 sec. West, 399.08 feet to an existing iron rod on the Easterly right-of-way line of Estes Road;

Thence with the Easterly right-of-way line of Estes Road, North 06 deg. 36 min. 10 sec. East, 274.76 feet to the point of beginning, containing 109,575 square feet (2.516 acres more or less).

Being the same property conveyed to Broadway Properties, L.P. by deed from William S. Keane and wife, Diane N. Keane of record in Book 11645, page 176, Register's Office for Davidson County, Tennessee.