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This Instrument Prepared By
Charles T. Sharbaugh, Esq.

Paul, Hastings, Janofsky & Walker, LLP

600 Peachtree Street, N.E., Suite 2400
Atlanta, GA 30308-2222

Davidson County DEEDWARR
Recvd: 11/02/06 08:00 6 pgs
Fees:33.00 Taxes:2427.47

20061102-0135922

SPECIAL WARRANTY DEED
(371 Metro Center)

Address New Owners:	*Send Tax Bills To*	Map-Parcel No.:
C & C Limited 230 Duck Court Foster City, CA 94404	C & C Limited 230 Duck Court Foster City, CA 94404	81-2-1

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 CLARKSVILLE, LLC, a Delaware limited liability company ("**Grantor**"), has this day bargained and sold, and does hereby transfer and convey unto C & C LIMITED, a Nevada limited liability company ("**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 20060512-0056076, Register's Office for Davidson County, Tennessee.

This is improved property located at 2721 Clarksville Highway, 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 24 day of October, 2006.

GRANTOR:

PALADINS CLARKSVILLE, 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 Clarksville, 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 24 day of October, 2006.

_____
NOTARY PUBLIC
My Commission Expires:

[NOTARY SEAL]

SARAH HUGHES NOTARY PUBLIC DeKalb 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 $656,074.00.

AFFIANT

Subscribed and sworn to before me this 24 day of October, 2006.

NOTARY PUBLIC
My Commission Expires:

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

[NOTARY SEAL]

SARAH HUGHES NOTARY PUBLIC DeKalb County GA

Tax Parcel ID #: 81-2-1

THE NAME AND ADDRESS OF PROPERTY OWNER:

C & C Limited
230 Duck Court
Foster City, CA 94404

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:

C & C Limited
230 Duck Court
Foster City, CA 94404

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 0.553 acres, as shown on a plat entitled "ALTA/ACSM Land Title Survey for Mrs. Winners-Unit # 371, 2721 Clarksville Hwy., dated December 6, 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) located on the southeastern right-of-way of Clarksville Pike and the common corner of N/F Church of Our Lord Jesus Christ of Apst. Faith (DB 10329-877), thence running along the common property line of N/F Church of Our Lord Jesus Christ of Apst. Faith S 33°30'00" W 143.14 feet to a PK nail found, thence N 56°30'00" W 175.00 feet to an iron pin set 1/2" rebar at the southeastern right-of-way of Ed Temple Boulevard (formerly known as 28th Street, thence running along the right-of-way line of Ed Temple Boulevard N 31°33'50" E 65.00 feet to an iron pin set 1/2" rebar, thence with a curve to the right having an arc length of 121.54 feet, a radius of 75.00 feet and a chord bearing and distance of N 77°29'45" E 108.67 feet to an iron pin set 1/2" rebar on the southeastern right-of-way of Clarksville Pike, thence running along the right-of-way of Clarksville Pike S 56°30'00" E 101.71 feet to the point of beginning.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Slope Easement as described in Book 7877, Page 935, Register's Office for Davidson County, Tennessee.

3. All matters as shown on Plat as recorded in Plat Book 5800, Page 138, aforesaid records.