(1)

This Instrument Prepared By
Charles T. Sharbaugh, Esq. 600 Peachtree ST NE S-2400
Return to: Atlanta, Ga. 30308-2222

Davidson County DEEDWARR
Recvd: 11/03/06 13:24 6 pgs
Fees:33.00 Taxes:5739.92

20061103-0137010

Dale A. Hilmen & Kay J. Hilmen
1761 Hotel Circle South, Suite 300
San Diego, CA 92108

SPECIAL WARRANTY DEED
(351 Brentwood)

Address New Owners:	*Send Tax Bills To*	Map-Parcel No.:
Dale A. Hilmen and Kay J. Hilmen 1761 Hotel Circle South, Suite 300 San Diego, CA 92108	Dale A. Hilmen and Kay J. Hilmen 1761 Hotel Circle South, Suite 300 San Diego, CA 92108	160-187

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 FRANKLIN, LLC, a Delaware limited liability company ("**Grantor**"), has this day bargained and sold, and does hereby transfer and convey unto DALE A. HILMEN and KAY J. HILMEN, as joint tenants with right of survivorship (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 20060512-0056073, Register's Office for Davidson County, Tennessee.

This is improved property located at 5644 Franklin Pike Circle, Brentwood, Tennessee.

1116A-GK

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 October, 2006.

GRANTOR:

PALADINS FRANKLIN, 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 Franklin, 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 October, 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 GA)
)
COUNTY OF Fulton)

The actual consideration or value, whichever is greater, for this transfer is $1,551,329.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires:

[NOTARY SEAL]

Tax Parcel ID #: 160-187

THE NAME AND ADDRESS OF PROPERTY OWNER:

Dale A. Hilmen and Kay J. Hilmen
1761 Hotel Circle South, Suite 300
San Diego, CA 92108

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:

Dale A. Hilmen and Kay J. Hilmen
1761 Hotel Circle South, Suite 300
San Diego, CA 92108

EXHIBIT A

DESCRIPTION OF PROPERTY

All that certain piece, parcel, or tract of land situate, lying, and being located in The City of Brentwood, Davidson County, State of Tennessee, containing 0.489 acres, as shown on a plat entitled "ALTA/ACSM Land Title Survey for Sun Trust-Unit #351", 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 eastern right-of-way of Franklin Pike Circle, and at the common corner of N/F James B. Martin (DB 6093-54) thence running with the eastern right-of-way of Franklin Pike Circle N 27°05'00" E 134.10 feet to an iron pin found 1/2" rebar with cap at the common corner of N/F ULB Properties of Tennessee LLC (DB 200406280076436), thence running along the common property line of N/F ULB Properties of Tennessee LLC S 62°52'24" E 187.76 feet to an iron pin found 1/2" rebar with cap on the northwestern right-of-way of Interstate 65, thence running along the northwestern right-of-way of Interstate 65 S 41°27'43" W 81.79 feet to a monument found at the intersection of northwestern right-of-way of Interstate 65 and northern right-of-way of Old Hickory Boulevard, thence running along the northern right-of-way of Old Hickory Boulevard S 71°15'05" W 63.87 feet to a monument found at the common corner of N/F Madge Iris Formosa Trust (DB 11056-260), thence running along the common property line of N/F Madge Iris Formosa Trust N 67°03'48" W 123.27 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. All matters as shown on Plat as recorded in Plat Book 5200, Page 363, Register's Office for Davidson County, Tennessee.

3. Rights of others in Easements contained in Book 5796, Page 67, aforesaid records.

4. Restrictions contained in Book 5796, Page 74, aforesaid records.

5. Easements granted to the Metropolitan Government of Nashville and Davidson County by and through the Electric Power Board contained in Book 5840, Page 814, aforesaid records.

6. Assignment concerning Water & Sewer Tap Fees contained in Book 5968, Page 964, aforesaid records.