S+R

SPECIAL WARRANTY DEED

FROM:	Andrew Cafferky, individually, and Roger L. Simmons and Carolyn H. Simmons, as Trustees for the Roger L. Simmons Living Trust dated March 20, 2002	This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC 424 Church Street, Suite 2000 Nashville, TN 37219
TO:	Riverstone Properties, LLC	

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Riverstone Properties, LLC 901 East Cary Street, Suite 1500 Richmond, VA 23219	Same	Map 93-6-1, Parcel 9

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

TRACI HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

The actual consideration for this transfer is $550,000.00.

Affiant

Sworn to and subscribed before me, this 8 day of November, 2006.

Notary Public

My Commission Expires: 3-20-10

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew Cafferky, individually, and Roger L. Simmons and Carolyn H. Simmons, as Trustees of the Roger L. Simmons Living Trust dated March 20, 2002** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Riverstone Properties, LLC** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 210 Capitol Boulevard, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Davidson County DEEDWARR
Recvd: 11/09/06 10:09 5 pg
Fees:28.00 Taxes:2035.00
20061109-0139410

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 7 day of November, 2006.

SELLER: **Andrew Cafferky, individually, Roger L. Simmons and Carolyn H. Simmons, as Trustees of the Roger L. Simmons Living Trust dated March 20, 2002**

Andrew Cafferky, individually

Roger L. Simmons and Carolyn H. Simmons, as Trustees of the Roger L. Simmons Living Trust dated March 20, 2002

By: Roger Simmons, Trustee
Roger L. Simmons, Trustee

By: Carolyn H. Simmons, Trustee
Carolyn H. Simmons, Trustee

STATE OF Florida)
COUNTY OF Brevard)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Andrew Cafferky, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Pompano Beach FL, this 7 day of November, 2006.

Notary Public: _____

My Commission Expires:

_____

SANDY J BRENNAN
Notary Public - State of Florida
My Commission Expires May 19, 2010
Commission # DD 549844
Bonded By National Notary Assn.

STATE OF North Carolina)

COUNTY OF New Hanover)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Roger L. Simmons, Trustee of the Roger L. Simmons Living Trust dated March 20, 2002, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained by signing his name as Trustee.

Witness my hand and seal, at office in Wilmington, North Carolina, this 6th day of November, 2006.

Notary Public: Constance F. Congleton

My Commission Expires:

October 31, 2007

CONSTANCE F CONGLETON
Notary Public
New Hanover County
State of North Carolina
My Commission Expires Oct 31, 2007

STATE OF North Carolina)

COUNTY OF New Hanover)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Carolyn H. Simmons, Trustee of the Roger L. Simmons Living Trust dated March 20, 2002,the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained by signing her name as Trustee.

Witness my hand and seal, at office in Wilmington, North Carolina, this 6th day of November, 2006.

Notary Public: Constance F. Congleton

My Commission Expires:

October 31, 2007

CONSTANCE F CONGLETON
Notary Public
New Hanover County
State of North Carolina
My Commission Expires Oct 31, 2007

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot No. 113 in the original plan of the Town of Nashville, which plan is not of record. Said part of said lot beginning on High Street or Sixth Avenue, North at a point 166 feet and 5 inches Northerly from the intersection of said High Street or Sixth Avenue, North, and Spring or Church Street, which point is opposite the center of the wall dividing this property from that formerly owned and occupied by Dr. W. H. Morgan, running thence Northwestwardly with High Street or Sixth Avenue, North 30 feet to a point opposite the center of the wall dividing this property from that owned by W. H. Metz; thence Southwestwardly with the center of said division wall and at right angles, to High Street or Sixth Avenue, North, to Capitol Boulevard, thence Southwardly with said Boulevard 30 feet to the center of the wall dividing this property from that formerly owned and occupied by said W. H. Morgan; and thence Eastwardly with the center of said wall to the beginning, and also all of the right, title, and interest which the said Equitable Realty Company has to and in much of the property lying in the rear of that heretofore described as is now covered by Capital Boulevard, the nature and extent of which interest is set out and described in the deed from Maggie McAlister to the Mayor and City Council of Nashville, registered in Book 401 Page 604, of the R.O.D.C. Tenn.

Being the same property conveyed to W. L. Horn by deed from Equitable Realty Company, et al, of record in Book 577, Page 543, Register's Office, Davidson County, Tennessee. W. L. Horn having died on November 24, 1935, leaving a Last Will and Testament of record in Will Book 52, page 232 (Probate Court for Davidson County, Tennessee). Said property being included in a trust, established in said Will, and Third National Bank was named Trustee. SunTrust Bank is the successor in interest to Third National Bank.

Being the same property conveyed to Roger L. Simmons and Carolyn H. Simmons, as Trustees of the Roger L. Simmons Living Trust dated March 20, 2002 and Martha C. Horn Cafferky by deed from SunTrust Bank, as Trustee under the Will of W. L. Horn of record at Instrument No. 20050613-0067309, Register's Office for Davidson County, Tennessee. Martha C. Horn Cafferky is deceased and her ownership interest transferred to Andrew Cafferky.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2006.

2. Party Wall Agreement as of record in Book 723, page 730.

3. Tenants under unrecorded leases.