Davidson County DEEDWARR
Recvd: 11/13/06 14:02 3 pgs
Fees:18.00 Taxes:20720.00
20061113-0140501

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
David E. Rawlings and James A Crossman	New owner	Map 134 Parcel 124
P.O. Box 150321		
Nashville, TN 37215		

This instrument prepared by: Weldon B. White, Jr., Attorney, 4515 Harding Pike, Suite 315, Nashville, TN 37205

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Harding Investors, LLC, a Texas limited liability company** (The "Grantor") has bargained and sold, and by those presents does transfer and convey unto **David E. Rawlings and James A. Crossman, tenants in common each with a 50% undivided interest,** (The "Grantees"), their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A tract of land in the First Civil District of Davidson County, Tennessee, and shown on Metro Tax Map 134, Parcel 124, and located at 1256 Antioch Pike, and more particularly described per survey by Turner Engineering Co., Inc., dated September 17, 1993, last revised November 30, 1993, and survey by William Thomas Smith dated October 2, 2006 as follows:

Beginning at a P.K. nail at the northeasterly intersection of Antioch Pike, as widened, and Candy Lane, formerly Ashberry Road, and proceeding as follows:

1. Along the easterly margin of Candy Lane North 32 deg. 28 min. 57 sec. East, a distance of 475.41' to a new iron pin in the right-of-way of CSX Railroad; thence,

2. With the right-of-way of CSX Railroad and 50' from the center line South 49 deg. 14 min. 03 sec. East, a distance of 972.62' to a new iron pin; thence,

3. South 48 deg. 11 min. 57 sec. West, a distance of 111.44' to a new iron pin; thence,

4. With a curve to the right having a radius of 1834.86' a distance of 334.65' to a new iron pin; thence,

5. North 31 deg. 29 min. 35 sec. West, a distance of 177.8' to a new iron pin; thence,

6. South 55 deg. 13 min. 27 sec. West, a distance of 235.00' to a new iron pin in the northeasterly margin of Antioch Pike, as widened; thence,

7. Along said northeasterly margin of Antioch Pike, North 34 deg. 46 min. 33 sec. West, a distance of 390.33' to a new iron pin; thence,

8. Continuing along said margin with a curve to the left having a radius of 1943.19', a distance of 214.67' to the point of beginning, with access to and from Antioch Pike and Harding Place, as shown on said surveys.

Being the same property conveyed to Harding Investors, LLC by deed from Alliance Commercial Properties, Ltd., as of record in Book 11183, page 548, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2006, which have been prorated, the payment of which is assumed by Grantee.

2. Easement Agreement by and between Harding Investors, LLC and Broyhill Realty, Inc. dated November 10, 2005 recorded November 22, 2005 as Instrument Number 20051122-0141130 said Register's Office.

3. Right of Way and Drainage Easements from Hall Hardaway, Jr., Successor Trustee to Metropolitan Government dated September 2, 1977, recorded September 6, 1977 in Book 5193, page 176 said Register's Office.

This is improved property commonly known as 1256 Antioch Pike, Nashville, TN. 37211

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration of value, whichever is greater for this transfer is $ 5,600,000.00

Affiant

Subscribed and sworn to before me this
9th day of November, 2006

Notary Public

My Commission Expires: My Commission Expires 03/21/2009

Fran Y. Oroson
State of Tennessee
Notary Public
Davidson County

TO HAVE AND TO HOLD the said tract or parcel land with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, their successors and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons claiming by or through Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 7th day of November, 2006.

Harding Investors, LLC

James E. Gillett
Chief Executive Officer & Manager

STATE OF TEXAS
COUNTY OF Harris

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James E. Gillett with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Executive Officer and Manager of Harding Investors, LLC, the within named bargainor, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company, by himself as the Chief Executive Officer and Manager of Harding Investors, LLC.

WITNESS my hand and official seal at Houston, Texas, this 7th day of November, 2006.

SUREE SRILAMSINGHA
MY COMMISSION EXPIRES
April 6, 2008

Notary Public

My Commission Expires: