(1)

This instrument prepared by:

Bass, Berry & Sims, PLC
2700 AmSouth Center
Nashville, TN 37238

WHEN RECORDED RETURN TO:
KAREN KIRSPEL/NTS NO. 2007
FIDELITY NATIONAL TITLE
1800 PARKWAY PLACE, STE 700
MARIETTA, GA 30067

Send Tax Bills to:

MAC Partners, LLC
c/o Research Management Corporation
901 Ponce de Leon Blvd.
Suite 505
Coral Gables, FL 33134
Attn: Joy McKenna

Tax Map Parcel No.

10801008100

Davidson County DEEDWARR
Recvd: 11/27/06 13:22 4 pgs
Fees:23.00 Taxes:18500.00
20061127-0145998

STATE OF TENNESSEE

COUNTY OF DAVIDSON

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 21ST day of November, 2006, by and between M.A.C. II, LLC, a Tennessee limited liability company, as party of the first part (hereinafter called "Grantor"), and MAC PARTNERS, LLC, a Georgia limited liability company, as party of the second part (hereinafter called "Grantee") (the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits);

WITNESSETH, That:

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all that tract or parcel of land lying and being in the City of Nashville, Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and by this reference made a part hereof, together with any and all plants, trees, timber, shrubbery, improvements, and fixtures located thereon or attached thereto, and all rights, easements, licenses and benefits appurtenant thereto (hereinafter referred to as the "Property")

The Property was acquired by Grantor by instrument recorded in Book 10316, page 121, Davidson County, Tennessee Records.

TO HAVE AND TO HOLD the Property with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anyway appertaining, to the only proper use, benefit and behoof of the Grantee forever in FEE SIMPLE.

AND GRANTOR will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming by, under, or through Grantor, subject to those Permitted Title Exceptions set forth on Exhibit B attached hereto and by this reference made a part hereof.

2007- GTK

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed on its behalf by its duly authorized officers the day and year first above written.

M.A.C. II, LLC, a Tennessee limited liability company

By: _____
Name: Henry E. McCall
Title: Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Henry E. McCall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Secretary of M.A.C. II, LLC, a limited liability company and that he executed this instrument on its behalf.

Witness my hand and official seal, this the 21st day of November, 2006.

_____
Notary Public

My Commission Expires:

_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

LAURA LEE GREEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES NOVEMBER 22, 2008

The actual consideration or value (whichever is greater) for this transfer is $5,000,000.00.

_____
Affiant

Subscribed and sworn to before me, this 21st day of November, 2006.

_____
Notary Public

My Commission Expires:

_____

LAURA LEE GREEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES NOVEMBER 22, 2008

EXHIBIT A

Lot 1 of Final Plat, Second Revision of METRO AIRPORT CENTER, SECTION 5 – PHASE 2 and SECTION 5 – PHASE 3 according to the plat thereof as recorded in Plat Book 9700 page 655, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to M.A.C. II, LLC by deed of record in Book 10316, page 121, said Register's Office, less and except therefrom those portions described in aforesaid deed that are now a part of Lot 2 as conveyed in Book 11161, page 604 and Book 10660, page 589, said Register's Office.

EXHIBIT B

1. Taxes for 2007 and thereafter, a lien not yet due and payable.
2. All matters on the plan of record in Book 9700, page 655, Register's Office for Davidson County, Tennessee.
3. Permanent drainage easement set forth in Warranty deed from C.F. Robinson and Lennis G. Robinson to Metropolitan Government of Nashville & Davidson County, Tennessee recorded in Book 3950, page 23, said Register's Office.
4. Restrictive Covenants recorded in Book 4339, page 881, said Register's Office.
5. Declaration of Covenants Conditions and Restrictions for the Metropolitan Airport Center recorded in Book 6477, page 870, as amended by Book 6973, page 359, said Register's Office.
6. Easement granted to the State of Tennessee, Department of Highways and Public Works as set forth in instrument of record in Book 3282, page 351, said Register's Office.