SPECIAL WARRANTY DEED

TO:	1826 Elm Hill Pike Associates, L.P.	This instrument was prepared by: Sherrard & Roe, PLC 424 Church Street, Suite 2000 Nashville, TN 37219
FROM:	Paul L. Patterson and wife, Peggy S. Patterson	

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
1826 Elm Hill Pke Associates, L.P. 830 Fesslers Parkway Nashville, TN 37210	Same	Map 107-1, Parcel 9

Davidson County DEEDWARR
Recvd: 11/28/06 11:06 4 pgs
Fees:23.00 Taxes:3848.00
20061128-0146624

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,040,000.00

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

Affiant

Sworn to and subscribed before me, this 27 day of November, 2006.

My Commission Expires: 3-20-10

Notary Public

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, **Paul L. Patterson, Jr. and wife, Peggy S. Patterson** (hereinafter collectively called the "Seller"), have bargained and sold, and by these presents do transfer and convey unto, **1826 Elm Hill Pike Associates, L.P.** (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 1826 Elm Hill Pike, Nashville, 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.

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 Special Warranty Deed to be executed effective as of the 22nd day of November, 2006.

SELLER:

Paul L. Patterson, Jr.

Peggy S. Patterson

STATE OF FL)
COUNTY OF Collier)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Paul L. Patterson, Jr., 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 Naples, FL, this 22 day of November, 2006.

Notary Public

My Commission Expires: June 6, 2010

GARY GROPPER
Notary Public, State of Florida
Commission# DD560965
My comm. expires June 06, 2010

STATE OF FL)
COUNTY OF Collier)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Peggy S. Patterson, 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.

Witness my hand and seal, at office in Naples, Fl, this 22 day of November, 2006.

Notary Public

My Commission Expires: June 6 2010

GARY GROPPER
Notary Public, State of Florida
Commission# DD560965
My comm. expires June 06, 2010

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Metropolitan Industrial Park, Section 6, as of record in Book 3842, page 178, Register's Office for said County.

Said Lot No. 7 fronts 227 feet on the westerly side of Elm Hill Pike and extends back 300 feet on the southerly line and 299.78 feet on the northerly line to a dead line, measuring 238.60 feet thereon.

Being the same property conveyed to Paul L. Patterson, Jr., and wife Peggy S. Patterson, by deed of Record in Book 6428, page 958, Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes for the year 2007 a lien; not yet due and payable.

2. All matters shown on Plat recorded in Book 3842, page 178.

3. Easement(s) to Colonial Pipeline Company, as set forth in instrument recorded in Book 4956, page 395 and Book 3673, page 81.

4. Tennessee Valley Authority Easement as of record in Book 437, page 28 and Book 437, page 49.

5. Easement as of record in Book 2017, page 589.

6. Survey Number 06154, dated October 17, 2006, prepared by Volunteer Surveying Services, Surveyors, indicates the following:

   (a) 20' sewer easement.

   (b) Existing building encroaches onto 20' sewer easement and the corner of the building crosses over the sewer line.

   (c) 10' utility easement.

   All as more particularly shown on said survey.