This Instrument Prepared By and Return To:

Susan E. Krohne, Esquire
Pedcor Investments, A Limited Liability Company
P. O. Box 574
Carmel, IN 46082-0574

Property Address:
Vacant

Tax Parcel No.:
#149/189

Davidson County DEEDWARR
Recvd: 12/11/06 13:10 5 pgs
Fees:28.00 Taxes:8047.50
20061211-0152750

WARRANTY DEED

THIS INDENTURE made and entered into this 8th day of December, 2006, by and between *John E. Cain, III, Trustee, with full power to convey without the necessity of the joinder of any beneficiary on behalf of Cain Murfreesboro Road Partners, a Tennessee partnership*, party of the first part, and *Pedcor Investments-2006-XCII, LLC,* an Indiana limited liability company, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said party of the first part conveys and warrants and does hereby convey and warrant unto the said party of the second part the following described real estate situated and being in Davidson County, Tennessee:

That certain real property described on Exhibit "A" attached hereto and incorporated herein by reference as if set forth verbatim.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that the title and quiet possession thereto it warrants only against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

This conveyance and the Property is subject to the lien of all current, non-delinquent real estate taxes and assessments and all covenants, conditions, easements and other restrictions of record. .

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of said party of the first part the day and year first above written.

John E. Cain, III, Trustee

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Before me, a Notary Public of the state and county aforesaid, personally appeared John E. Cain, III, 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 Trustee of Cain Murfreesboro Road Partnership, the within named bargainor, and that he in such capacity, executed the forgoing instrument for the purpose therein contained, by signing his name by himself as Trustee.

WITNESS my hand and seal this 8th day of December, 2006.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 24, 2010

My Commission Expires:

1/24/10

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value

State Tax $_____
Register's Fee $_____
Recording Fee $_____

of the property transferred, whichever is greater, is $ 2,175,00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. Total $_____

Affiant

Subscribed and sworn to before me this 5th day of December, 2006.

Notary Public

My Commission Expires:

1/24/10

KRIS L. COX
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 24, 2010

Please send real estate tax statements to:

P. O. Box 574
Carmel, Indiana 46082-0574

PROPERTY DESCRIPTION
PARCEL 189; TAX MAP 149
FOREST VIEW NORTH - PHASE 1
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

BEGINNING AT AN IRON PIN SET IN THE SOUTHERLY MARGIN OF ANDERSON ROAD, SAID PIN BEING LOCATED AT THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO D.H. PEPPERS, ET AL, BY DEED OF RECORD IN BOOK 11430; PAGE 540 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE, WITH THE SOUTHERLY MARGIN OF ANDERSON ROAD, SOUTH 87°37'56" EAST 80.80 FEET TO A SET IRON PIN, SAID PIN BEING THE EASTERLY BOUNDARY OF THE 100 FOOT TVA EASEMENT OF RECORD IN BOOK 437; PAGE 21 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE, LEAVING THE RIGHT OF WAY OF ANDERSON ROAD AND ALONG THE EASTERLY BOUNDARY OF THE SAID EASEMENT, SOUTH 41°48'22" EAST 1315.23 FEET TO A SET IRON PIN LOCATED IN THE WESTERLY BOUNDARY OF THE PROPERTY CONVEYED TO GEORGE K. METZ BY DEED OF RECORD IN INSTRUMENT NO. 20041110-0135363, R.O.D.C.TN., BEING LOT 231 OF FOREST VIEW PARK, SECTION ONE OF RECORD IN PLAT BOOK 3700, PAGE 109, R.O.D.C.TN.;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID LOT 231, SOUTH 43°38'53" WEST 17.13 FEET TO AN IRON PIN;

THENCE, ALONG THE WESTERLY BOUNDARY OF FOREST VIEW PARK SECTION ONE, SOUTH 24°42'40" WEST 263.18 FEET TO AN IRON PIN;

THENCE, CONTINUING ALONG THE WESTERLY BOUNDARY OF FOREST VIEW PARK SECTION ONE THE FOLLOWING COURSES:
SOUTH 16°47'25" WEST 695.09 FEET TO A SET IRON PIN;
SOUTH 56°26'48" EAST 88.44 FEET TO A CONCRETE MONUMENT;
SOUTH 45°28'07" WEST 104.10 FEET TO AN IRON PIN;
SOUTH 45°28'07" WEST 50.00 FEET TO A SET IRON PIN, SAID PIN BEING THE SOUTHEAST CORNER OF FOREST VIEW PARK SECTION ONE;

THENCE, SOUTH 44°55'13" EAST 85.00 FEET TO A SET IRON PIN LOCATED ALONG THE SOUTHERLY BOUNDARY OF FOREST VIEW PARK SECTION ONE;

THENCE, WITH A CURVE TO THE RIGHT (Δ = 93°20'38"; R = 25.0 FEET) A DISTANCE OF 40.73 FEET TO AN IRON PIN IN THE WESTERLY MARGIN OF FOREST VIEW DRIVE;

THENCE, ALONG THE WESTERLY MARGIN OF FOREST VIEW DRIVE, SOUTH 45°26'06" WEST 59.39 FEET TO A SET IRON PIN, SAID PIN BEING LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO JOHN E. CAIN III BY DEED OF RECORD IN BOOK 11661; PAGE 284 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE, LEAVING THE RIGHT OF WAY OF FOREST VIEW DRIVE AND ALONG THE EASTERLY BOUNDARY OF JOHN E. CAIN III PROPERTY THE FOLLOWING COURSES:
NORTH 45°14'05" WEST 189.44 FEET TO A SET IRON PIN;
NORTH 16°41'03" EAST 511.08 FEET TO A SET IRON PIN;
NORTH 47°05'53" WEST 920.60 FEET TO A SET IRON PIN, SAID PIN BEING LOCATED ALONG THE EASTERLY BOUNDARY OF THE PROPERTY CONVEYED TO D.H. PEPPERS, ET AL, BY DEED OF RECORD IN BOOK 11430; PAGE 540, R.O.D.C.TN.;

THENCE, ALONG THE EASTERLY BOUNDARY OF THE PEPPERS' PROPERTY, NORTH 02°49'29" EAST 325.90 FEET TO A SET IRON PIN;

THENCE, ALONG THE EASTERLY BOUNDARY OF THE PEPPERS' PROPERTY, NORTH 02°37'21" EAST 621.40 FEET TO THE POINT OF BEGINNING, CONTAINING 906,883 SQUARE FEET, 20.82 ACRES, MORE OR LESS;

SAID PROPERTY BEING PARCEL 189 ON TAX MAP 149 AND THE PROPERTY CONVEYED TO JOHN E. CAIN III, TRUSTEE, OF RECORD IN BOOK 11661, PAGE 284, R.O.D.C.TN;

THE HEREIN DESCRIBED PROPERTY IS SUBJECT TO THE FOLLOWING ENCUMBRANCES:

100-FOOT WIDE TENNESSEE VALLEY ASSOCIATION EASEMENT OF RECORD IN BOOK 437, PAGE 21, R.O.D.C.TN;

RIGHT-OF-WAY EASEMENT (WIDTH VARIES) TO COLONIAL PIPELINE COMPANY OF RECORD IN BOOK 4607, PAGE 484, R.O.D.C.TN.;

20-FOOT WIDE PERMANENT EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE TO THE METROPOLITAN GOVERNMENT OF RECORD IN BOOK 7181, PAGE 183, R.O.D.C.TN.;

PERMANENT DRAINAGE EASEMENT GRANTED TO THE METROPOLITAN GOVERNMENT OF RECORD IN BOOK 7582, PAGE 195, R.O.D.C.TN.;

60-FOOT WIDE UNDISTURBED BUFFER ZONE ALONG THE EASTERLY BOUNDARY;
MINIMUM YARD SETBACK REQUIREMENTS UNDER R-10 PUD ZONING AS FOLLOWS;
REAR 25 FEET
SIDE 25 FEET

Being a portion of the same property conveyed to John E. Cain III, trustee with full power to convey without the necessity of the joinder of any beneficiary by deed from John E. Cain III, trustee of the John E. Cain Revocable Living Trust and Kate B. Cain, trustee of the John E. Cain, Jr. Residuary Trust of record in Book 11661, page 284, Register's Office for Davidson County, Tennessee.