Davidson County DEEDWARR
Recvd: 12/18/06 12:43 6 pgs
Fees:33.00 Taxes:350.27
20061218-0155551

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRIII)
Two American Center, Suite 1150
3102 West End Avenue
Nashville, Tennessee 37203-1304

ADDRESS NEW OWNER:	**PARTY RESPONSIBLE FOR PAYMENT OF TAXES:**	**MAP-PARCEL NO.:**
S.A. North, Ltd. 153 Treeline Park Suite 300 San Antonio, Texas 78209	New Owner	Map: 81-4 Parcels: 105, 122, and 123

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, STRICKLAND ENTERPRISES, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto S.A. NORTH, LTD., a Texas general partnership ("Grantee"), and Grantee's successors and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A," attached hereto and incorporated herein by this reference (the "Property").

This is unimproved property having a street address of 306, 308 and 404 Clay Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to Grantee, and Grantee's successors and assigns, forever, Grantor covenants that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property, and that the same is unencumbered except for those matters set forth in Exhibit "B," attached hereto and incorporated herein by this reference.

Grantor further covenants and binds Grantor and Grantor's successors and assigns to warrant and forever defend the title to the Property to Grantee, and to Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $94,668.00.

Chad B Reason III
AFFIANT

Subscribed and sworn to before me this 15th day of December, 2006.

Lissa W. Allen
Notary Public

My Commission Expires:
May 30, 2007

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on this the 15th day of December, 2006.

GRANTOR:

STRICKLAND ENTERPRISES, LLC,
a Tennessee limited liability company

By: Walter E. Strickland
Walter E. Strickland, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, Lissa W. Allen, a Notary Public, Walter E. Strickland, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Chief Manager of Strickland Enterprises, LLC, a Tennessee limited liability company, being authorized to execute the foregoing instrument on behalf of the limited liability company.

WITNESS MY HAND, at office this 15th day of December, 2006.

Lissa W. Allen
NOTARY PUBLIC

MY COMMISSION EXPIRES:
May 30, 2007

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 105

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
BEGINNING AT AN EXISTING IRON ROD ON THE NORTHERLY RIGHT-OF-WAY LINE OF CLAY STREET, AT A CORNER COMMON WITH PARCEL 106, MAP 81-4, METROCENTER PROPERTIES, INC., AS OF RECORD IN DEED INSTRUMENT 200110160112581, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CLAY STREET SOUTH 45 DEG 46 MIN 11 SEC WEST, 49.94 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH SAID METROCENTER PROPERTIES, INC.;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF CLAY STREET WITH THE EASTERLY PROPERTY LINE OF METROCENTER PROPERTIES, INC., NORTH 44 DEG 13 MIN 42 SEC WEST, 134.28 FEET TO AN IRON ROD SET;

THENCE NORTH 49 DEG 01 MIN 19 SEC EAST, 50.03 FEET TO AN IRON ROD SET;

THENCE SOUTH 44 DEG 13 MIN 42 SEC EAST, 131.44 FEET TO THE POINT OF BEGINNING, CONTAINING 6,636 SQUARE FEET (0.15 ACRES MORE OR LESS) ACCORDING TO AN ALTA/ACSM LAND TITLE SURVEY OF PARCELS 98-101, 103-107, 111, 113, 114, 122-125, 130, 132, 147, 173, 174, 180 AND 180.02, MAP 81-4, NASHVILLE, DAVIDSON COUNTY, TENNESSEE PREPARED BY R. SCOT CHERRY, R.L.S. NO. 1512, CHERRY LAND SURVEYING, INC., DATED JULY 31, 2006 AND LAST REVISED ON NOVEMBER 27, 2006.

BEING THE SAME PROPERTY CONVEYED TO STRICKLAND ENTERPRISES BY DEED OF RECORD IN BOOK 8076, PAGE 668, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL 122 & 123

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON ROD SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DOMINICAN DRIVE, AT A CORNER COMMON WITH PARCEL 113, MAP 81-4, METROCENTER PROPERTIES, INC., AS OF RECORD IN DEED INSTRUMENT 200110160112581, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF DOMINICAN DRIVE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 51.44 FEET, THE RADIUS OF WHICH IS 470.00 FEET, THE CENTRAL ANGLE OF WHICH IS 06 DEG 16 MIN 16 SEC, THE CHORD OF WHICH IS NORTH 89 DEG 22 MIN 20 SEC EAST, 51.42 FEET TO AN IRON ROD SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF DOMINICAN DRIVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF CLAY STREET;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF DOMINICAN DRIVE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CLAY STREET ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 42.09 FEET, THE RADIUS OF WHICH IS 25.00 FEET, THE CENTRAL ANGLE OF WHICH IS 96 DEG 27 MIN 47 SEC, THE CHORD OF WHICH IS SOUTH 39 DEG 26 MIN 45 SEC EAST, 37.18 FEET TO AN IRON ROD SET;

THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 53.11 FEET, THE RADIUS OF WHICH IS 92.62 FEET, THE CENTRAL ANGLE OF WHICH IS 32 DEG 51 MIN 16 SEC, THE CHORD OF WHICH IS SOUTH 25 DEG 01 MIN 40 SEC WEST, 52.39 FEET TO A CHISELED X SET;

THENCE SOUTH 43 DEG 48 MIN 21 SEC EAST, 15.00 FEET TO AN IRON ROD SET;

THENCE SOUTH 45 DEG 46 MIN 11 SEC WEST, 48.68 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH SAID METROCENTER PROPERTIES, INC.;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF CLAY STREET WITH THE EASTERLY PROPERTY LINE OF METROCENTER PROPERTIES, INC., NORTH 45 DEG 04 MIN 42 SEC WEST, 106.08 FEET TO AN IRON ROD SET;

THENCE NORTH 45 DEG 46 MIN 11 SEC EAST, 65.22 FEET TO THE POINT OF BEGINNING, CONTAINING 9,142 SQUARE FEET (0.21 ACRES MORE OR LESS) ACCORDING TO AN ALTA/ACSM LAND TITLE SURVEY OF PARCELS 98-101, 103-107, 111, 113, 114, 122-125, 130, 132, 147, 173, 174, 180 AND 180.02, MAP 81-4, NASHVILLE, DAVIDSON COUNTY, TENNESSEE PREPARED BY R. SCOT CHERRY, R.L.S. NO. 1512, CHERRY LAND SURVEYING, INC., DATED JULY 31, 2006 AND LAST REVISED ON NOVEMBER 27, 2006.

BEING THE SAME PROPERTY CONVEYED TO STRICKLAND ENTERPRISES AND STRICKLAND ENTERPRISES, INC. BY DEEDS OF RECORD IN BOOK 6797, PAGE 190 AND BOOK 6786, PAGE 872, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2006, which are now due and payable, not yet delinquent.

2. All matters as shown on the plats of record in Plat Book 57, Page 102, and Plat Book 57, Page 10, Register's Office for Davidson County, Tennessee ("RODC").

3. All matters as shown on the plat of record in Plat Book 57, Page 73, RODC.

4. All matters disclosed by a survey prepared by R. Scot Cherry, RLS No. 1512, Cherry Land Surveying, Inc., dated July 31, 2006, last revised on November 27, 2006.