File 43

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH

DAY OF Dec. 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/25/09

(AFFIX SEAL)

SHARON HACKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 12/21/06 15:43 2 pgs
Fees:13.00 Taxes:3700.00
20061221-0157820

THIS INSTRUMENT WAS PREPARED BY:

R. Patrick Parker, Esq., 615 Main Street, P.O. Box 60429, Nashville, Tennessee 37206

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
905 Cowan Partners, an Illinois general partnership	Same	082-02-0 076.00 082-06-0 090.00

c/o Monroe Acquisition Partners, LLC
30 West Monroe Street
Suite 1000
Chicago, Illinois 60603

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND SUCH OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **CSK EQUIPMENT, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **905 COWAN PARTNERS, an Illinois general partnership,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Two Tracts of Land in Davidson County, Tennessee

Tract 1 being designated on the Assessor Davidson County Property Maps as Map 082 02 0 Parcel 076.00 and further described as follows:

BEING Lot No. 2, on the plan of Resubdivision of Reserve Parcel Cowan Industrial Park Section Three, of record in Book 7900, page 911 Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Tract 2 being designated on the Assessor Davidson County Property Maps as Map 082 06 0 Parcel 090.00 and further described as follows:

BEING the Reserve Parcel, on the plan of Section Six Cowan Industrial Park, of record in Book 6250, page 279 Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

BEING the same property conveyed to CSK Equipment, LLC, by instrument executed February 13, 2003, which is of record as Inst. No. 20030221-0023636, the same being a correction of the instrument executed May 11, 1995, which is of record in Book 9677 page 48, all in the Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 905 Cowan Street and 0 Cowan Court, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns, forever; we so covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; we do further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this 20th day of DECEMBER, 2006.

GRANTOR:

CSK EQUIPMENT, LLC, a Tennessee limited liability company

By: Stan H. Hardaway

Its: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sharon Hackett, a Notary Public, Stan H. Hardaway, with whom I am personally acquainted, and who acknowledged that he is the Chief Manager of CSK Equipment, LLC, a Tennessee limited liability company and the Grantor herein, and being authorized to do so executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of December, 2006.

SHARON HACKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Sharon Hackett
Notary Public
My commission expires: 7/25/09