Address New Owner: HDJ CAPITAL PARTNERS, LTD.	Map-Parcel Numbers:	Send Tax Bills To:
c/o Brookside Properties 202 Richard Jones Road Suite 200A Nashville, TN 37215	Map 104 Parcel 03-023	Same

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC
1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, THOMAS B. TRUITT and wife, SALLY McGLAUN TRUITT, (the "Grantors") have bargained and sold, and by these presents jointly and severally transfer and convey to HDJ CAPITAL PARTNERS, LTD., an Alabama limited partnership (the "Grantee"), Grantee's successors and assigns, an undivided forty-one and two hundred eighty five thousandths percent (41.285%) fee simple interest certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property, known as 116 29th Avenue South, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantors covenant with the Grantee that the Property is free from all encumbrances made or suffered by Grantors.

Grantors further covenant and bind themselves and their successors, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantors.

Davidson County DEEDWARR
Recvd: 12/29/06 14:24 3 pg
Fees:18.00 Taxes:965.41
20061229-0160929

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $260,921.20.

Affiant

Subscribed and sworn to before me this 29 day of DECEMBER, 2006.

Notary Public

My Commission Expires: 9/25/2010

DALE McBAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires SEPT. 25, 2010

IN WITNESS WHEREOF, the Grantors have executed this Deed this 31 day of DECEMBER, 2006.

GRANTORS:

Name: Thomas B. Truitt

Name: Sally McGlaun Truitt

State of Tennessee)
County of DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Thomas B. Truitt, 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal at office this 29 day of DECEMBER, 2006.

DALE McBAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

Notary Public: Dale McBay

My Commission Expires: 9/25/2010

State of Tennessee)
County of DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Sally McGlaun Truitt, 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal at office this 29 day of DECEMBER, 2006.

DALE McBAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

Notary Public: Dale McBay

My Commission Expires: 9/25/2010

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot(s) 12, as shown on the map entitled John H. Williams, Jr. Subdivision of Lot No. 55, Boyd Cockrill Spring Tract, of record in Plat Book 161, page(s) 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate and complete legal description.

Being the same property conveyed to Grantor by deed from Marshall I. Karr, of record as Instrument No. 20040303-0024384, dated March 1, 2004, said Register's Office.