This instrument prepared by:
Yale K. Riley
Chicago Title Insurance Company
725 Cool Springs Blvd., Suite 160
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 01/16/07 14:16 4 pg:
Fees:23.00 Taxes:15096.00
20070116-0006289

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) RHG Tenn I, LLC and NKG Tenn I, LLC	(NAME) SAME	Map 43, Group 1, Parcel 24
(STREET ADDRESS OR ROUTE NUMBER) 1253 Riegel's Landing Drive	(STREET ADDRESS)	
(CITY) (STATE) (ZIP Sarasota, Florida 34242	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Centdev Madison, LLC, a Tennessee limited liability company, (Grantor), has this day bargained and sold, and does hereby transfer and convey unto RHG Tenn I, LLC, a Florida limited liability company and NKG Tenn I, LLC, a Florida limited liability company, as tenants in common ("Grantees"), their successors and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $ 4,080,000.00.

BELINDA A. SHERWIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Affiant

Subscribed and sworn to before me this the 12th day of JANUARY, 2007.

Notary Public

My commission expires: MY COMMISSION EXPIRES: JAN. 19, 2010

(Affix Seal)

This is improved property located on 1008 Gallatin Pike North, Madison, Davidson County, Tennessee,
(House Number) (Street) (City or Town)

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors and assigns forever.

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to Grantees, their successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor, except those matters set forth in Exhibit "B" which is attached hereto and incorporated herein by this reference.

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized Manager *on this the* 11th *day of* January, *2007.*

Grantor:
Centdev Madison, LLC, a Tennessee limited liability company

By: _____
Name: Jeffrey R. Wakeman
Title: Manager

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

Before me, a Notary Public in and for said County and State aforesaid, personally appeared, Jeffrey R. Wakeman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be MANAGER of Centdev Madison, LLC and that Jeffrey R. Wakeman, as such MANAGER being authorized so to do, executed the foregoing instrument by signing the name of the company by himself as MANAGER.

Witness my hand and seal at Office in CORNELIUS, NC, this 11 day of JAN., 2007.

Katherine C. Barker
Notary Public

My Commission Expires: 11-10-08

KATHERINE C. BARKER NOTARY PUBLIC CABARRUS COUNTY, NC

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 as shown on the plan of the Final Plat, Northern Tool & Equipment Subdivision, of record as Instrument No. 20060627-0076572, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Centdev Madison, LLC, a Tennessee limited liability company by deed from Wallace P. Mitchell, a/k/a Bobby Mitchell, an unmarried person, of record in Instrument No. 20060217-0019599, Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

1. Taxes for the year 2007, a lien, not yet due or payable.
2. Subject to all matters shown on the Plans of record in Plat Book 3842, page 54, and Instrument No. 20060627-0076572, Register's Office for Davidson County, Tennessee.
3. Easement Agreement of record in Instrument No. 20010807-0085005, said Register's Office.
4. Easement Modification Agreement and Consent to Proposed Improvements of record in Instrument No. 20060217-0019603, said Register's Office.
5. Lease by and between Donald R. Filson and Ronnie L. Filson and Contel Cellular of Nashville, Inc., and the Memorandum thereof of record in Book 9515, page 399, said Register's Office.
6. Lease Agreement by and between Donald R. Filson and Ronnie L. Filson and Contel Cellular of Nashville, Inc. of record in Instrument No. 20010605-0058425, said Register's Office.
7. Assignment and Assumption Agreement by and between GTE Mobilnet of Nashville Incorporated and Crown Castle GT Company, LLC, of record in Instrument No. 20010605-0058426, said Register's Office.
8. Option by and between Donald R. Filson and Ronnie L. Filson (Owner) and Crown Castle GT Company LLC, acting by and through its agent, TMS Group, LLC, (Optionee), and the Memorandum thereof of record in Instrument No. 20001031-0108115, said Register's Office.

9. Assignment of Lease by and between Donald R. Filson and Ronnie L. Filson and Crown Castle GT Company, LLC. of record in Instrument No. 20010807-0085006, said Register's Office.
10. Lease Agreement by and between The Lamar Companies and Donald R. Filson, and the Memorandum thereof of record in Instrument No. 20021002-0119575, said Register's Office.
11. First Modification to Agreement Regarding Billboard of record in Instrument No. 20060217-0019604, said Register's Office.
12. Lease by and between Centdev Madison, LLC, and Northern Tool & Equipment Company, Inc., and the Memorandum thereof of record in Instrument No. 20060306-0025524, said Register's Office.
13. Agreement for Dedication of Easement of record in Instrument No. 20060518-0058416, said Register's Office.
14. Stormwater Detention Agreement of record in Instrument No. 20060518-0058400, said Register's Office.