This instrument was prepared by:

LandAmerica Financial Group, Inc.
424 Church Street, Suite 950
Nashville, TN 37209

Davidson County DEEDWARR
Recvd: 01/26/07 14:54 4 pgs
Fees:23.00 Taxes:6660.00
20070126-0011128

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
2TK, LLC 1107 17th Avenue South Nashville, TN 37212	NEW OWNER	104-15/239

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Castle Keep 601, LLC**, a Colorado limited liability company (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **2TK, LLC**, a Tennessee limited liability company (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

This conveyance is subject to the limitations, restrictions and encumbrances set forth on Exhibit "B".

This is improved property commonly known as 2303 21st Avenue South, Nashville, Tennessee, 37212.

STATE OF ~~TENNESSEE~~} KENTUCKY
COUNTY OF ~~DAVIDSON~~} FAYETTE

The actual consideration or value, whichever is greater for this transfer is $1,800,000.00.

Greg A. Hunter, Authorized Agent for 2TK, LLC
Affiant

Subscribed and sworn to before me this the 25th day of JANUARY, 2007.

Thomas C Marks
Notary Public

My Commission Expires: 12-7-08

THOMAS C. MARKS NOTARY PUBLIC AT LARGE, KY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and

forever defend the title to the Property to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 26th day of JANUARY, 2007.

Castle Keep 601, LLC

By: _____
Name: Debra S. Edwards
Title: Manager

SARA JANE HALE
Notary Public
State of Colorado

STATE OF COLORADO
COUNTY OF BOULDER

Before me, SARA JANE HALE of the state and county mentioned, personally appeared Debra S. Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be manager (or other officer authorized to execute the instrument) of Castle Keep 601, LLC, the within named bargainor, a limited liability company, and that she as such manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as manager.

Witness my hand, at office, this 26th day of JANUARY, 2007.

_____
Notary Public

My Commission Expires: 5/22/2010

Exhibit "A"
Legal Description

Lying and being situated in Metropolitan Nashville/Davidson County, Tennessee and being the James F. Pilkerton, III property of record in Instrument No. 19991229-0308369 in the Register's office for Davidson County (R.O.D.C.) and being more particularly described as follows:

BEGINNING at an existing iron rod in the west margin of Hillsboro Road (21st Avenue South) 27.5' from the center line, said iron rod being the northeast corner of the Phillip Guinsburg, et al property of record in Book 8024, page 8, R.O.D.C.; thence leaving said road with the Guinsburg property, N 80 deg. 05' 45" W., 158.76 feet to an existing iron rod; thence, with the Tennessee Dental Association property of record in Book 4729,page 949, R.O.D.C. N 02 deg. 15' 02" E., 91.72 feet to an existing iron rod; thence with the Tennessee Medical Association property of record in Book 8094, page 684; R.O.D.C. S deg. 52' 28" E., 192.49 feet to an iron rod in the west margin of Hillsboro Road, 27.5 feet from centerline; thence, with said road margin S 20 deg. 27' 00" W., 112.17 feet to the beginning containing: 0.404 acres, or 17,575 square feet. According to a survey by Bennett & Sons Surveyors & Planners, Inc., Mack Bennett, Jr., R.L.S. Tenn #477, 205 Church Street, Dickson, Tennessee 37055, dated 5-2-03.

BEING the same property conveyed to Hunt Family, LLC, a Tennessee limited liability company, by Deed of record in Instrument No. 20030516-0067116, Register's Office for Davidson County, Tennessee.

Further being same property conveyed to Castle Keep 601, LLC by Deed of record in Instrument No. 20060501-0049961, said Register's office.

Exhibit "B"

1. Metropolitan Government and Davidson County taxes for the year 2006 and subsequent years.

2. ALL matters shown on Plat recorded in Book 547, pages 121 and 122, Register's Office for Davidson County, Tennessee.

3. Sewer Easement as of record in Book 2958, page 569, Register's Office for Davidson County, Tennessee.

4. Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County,

   Tennessee for water and/or sewer distribution system of record in Book 4779, page 850, Register's Office for Davidson County, Tennessee.

5. Easement Agreement as of record in Book 5154, page 259, Register's Office for Davidson County, Tennessee.