FOR RECORDING PURPOSES

LTIC File No. NA036689ND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $1,205,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

NOTARY PUBLIC

COMMISSION EXPIRES:

*See Exhibit "B" attached hereto and incorporated herein by this reference.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

LANDAMERICA COMMERCIAL SERVICES

4141 INLAND EMPIRE BLVD., STE. 290
ONTARIO, CA 91764

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Fallbrook Capital Inc. 5256 S. Mission Road #801 Bonsall, CA 92003	SAME	106-30.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FALLBROOK CAPITAL INC., A CALIFORNIA CORPORATION

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

FALLBROOK CAPITAL INC., A CALIFORNIA CORPORATION AS TO AN UNDIVIDED ONE-HALF INTEREST AND MARK J. SCHUFF AND ONNIE R. SCHUFF FAMILY TRUST AS TO AN UNDIVIDED ONE-HALF INTEREST AS TENANTS IN COMMON

HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

THIS IS (X) IMPROVED (__) UNIMPROVED PROPERTY KNOWN AS:

981 Murfreesboro Road, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said GRANTEE, its heirs or successors and assigns in fee simple forever. The said GRANTOR does hereby covenant with the said GRANTEE that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same, subject to Items 1.-3. of Exhibit "A" attached hereto and incorporated herein by this reference, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons. Whenever 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, this date:

Davidson County DEEDWARR
Recvd: 02/12/07 11:43 5 pgs
Fees:28.00 Taxes:4458.50

20070212-0017845

By: Fallbrook Capital Inc.,
a California corporation

By: Scott Butler
Scott Butler
Its: President

NOTARY ACKNOWLEDGEMENT

(Corporate Notary Acknowledgement)
STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared SCOTT BUTLER with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the PRESIDENT of the FALLBROOK CAPITAL a corporation, and that as such SCOTT BUTLER being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at ONTARIO, CALIFORNIA on this date of FEBRUARY 6, 2007

Notary Public

Commission Expires: 5-2-2010
JANETTE DE LAP, NOTARY PUBLIC

JANETTE DE LAP
COMM. # 1663722
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXP. MAY 2, 2010

FURNISHED BY:

Lawyers Title Insurance Corporation
424 Church Street, Suite 950
Nashville TN 37219

Exhibit "A"

Beginning at an old iron pin, the northeast corner of the S and A Properties Corp. property as shown in Deed Book 7898, page 344, R.O.D.C.T., in the southern margin of Murfreesboro Rd., the northwest corner of this tract, thence along the southern margin of Murfreesboro Rd., South 50 deg. 37 min. 00 sec. East, 350.00 feet to an old iron pin, the northwest corner of the Edward L. and Karen Smith property as shown in Deed Book 9350, page 865, R.O.D.C.T., thence along the line with Edward L. and Karen Smith, South 39 deg. 23 min. 00 sec. West 125.00 feet to an old iron pin, thence continuing along the line with Edward L. and Karen Smith, South 50 deg. 37 min. 00 sec. East, 125.00 feet to an old iron pin, in the western line of the Jessie Mayo property as shown in Deed Book 11162, page 133, R.O.D.C.T., thence along the line with Jessie Mayo, South 39 deg. 23 min. 00 sec. West, 440.38 feet to a point in the center of Mill Creek, thence continuing along the line with Jessie Mayo and the center of Mill Creek, North 88 deg. 54 min. 20 sec. West, 50.87 feet to a point in the center of the creek, the northeast corner of Jimmy D. and Linda C. Strickland property as shown in Deed Book 7729, page 544, R.O.D.C.T., thence along with Jimmy D. and Linda C. Strickland, North 50 deg. 48 min. 48 sec. West 383.90 feet to a point, the southeast corner of the JPS Properties property as shown in Deed Book 7971, page 756, R.O.D.C.T., thence along the line with JPS Properties, North 39 deg. 17 min. 10 sec. East 259.74 feet to an old iron pin, thence continuing along the line with JPS Properties, North 50 deg. 30 min. 30 sec. West, 50.00 feet to an old iron pin, the southeast corner of the S and A Properties Corp. property as shown in Deed Book 7898, page 344, R.O.D.C.T., thence along the line with S and A Properties Corp., North 39 deg. 15 min. 26 sec. East 338.38 feet to the beginning containing 5.836 acres.

Being the same property conveyed to Fallbrook Capital, Inc. by Special Warranty Deed recorded as Instrument No. 20031230-0184202 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following matters:

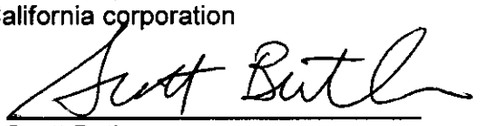
1. Taxes for the year 2007, a lien, which are not yet due and payable. Tax Parcel No. 106/30
2. Deed of Trust and Fixture Filing executed by Fallbrook Capital, Inc. a California corporation given to William L. Rosenberg, a Trustee for Zions First National Bank filed for record in the Register's Office of Davidson County, Tennessee, Register's Number 20031230-0184203.

   Said Deed of Trust further secured by an Assignment of Rents executed by Fallbrook Capital, Inc. a California corporation to further secure Zions First National Bank filed for record in the Register's Office of Davidson County, Tennessee, Register's Number 20031230-0184204.
3. Easement for the flow of the waters of the Mill Creek, and the rights of the public therein.

EXHIBIT "B"

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $1,205,000.00.

By: Fallbrook Capital, Inc.
a California corporation

By: 
Scott Butler
Its: President

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Riverside } ss.

On 2/5/07 (Date), before me, Lindsay Hasler, Notary Public (Name and Title of Officer (e.g., "Jane Doe, Notary Public"))

personally appeared Scott Butler (Name(s) of Signer(s)),

☑ personally known to me

☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

LINDSAY HASLER
Commission # 1620102
Notary Public - California
Riverside County
My Comm. Expires Nov 8, 2008

WITNESS my hand and official seal.

Place Notary Seal Above

Lindsay Hasler
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 2/5/07 Number of Pages: 2

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Scott Butler
☐ Individual
☑ Corporate Officer — Title(s): President
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: Self

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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