FROM: Tennessee Road Builders Association, a Tennessee not-for-profit corporation

TO: Three the Hard Way, LLC, a Tennessee limited liability company

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
Three the Hard Way, LLC 213 Fifth Avenue North, Suite 300 Nasvhille, Tennessee 37219	New Owner	Map 93-6-1-C Part of Parcel 39

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $725,000.00.

Affiant

Subscribed and sworn to before me, this the 26 day of February, 2007.

Notary Public

My Comm. Expires: 12/27/09

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Tennessee Road Builders Association, a Tennessee not-for-profit corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Three the Hard Way, LLC, a Tennessee limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 3, of 213 Fifth Avenue Condominium created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record as Instrument No. 20061121-0144675, Register's Office for Davidson County, Tennessee, as re-recorded as Instrument No. 20061128-0146927, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of 213 Fifth Avenue Condominium of record as Exhibit A-2 of such Master Deed for a more complete identification and description of such Unit.

Davidson County DEEDWARR
Recvd: 02/28/07 09:40 3 pgs
Fees:18.00 Taxes:2682.50
20070228-0024484

Being part of the property conveyed to Tennessee Road Builders Association, a Tennessee not-for profit corporation by deed from Thomas W. Schlater, William H. Lassiter, Jr., Clark H. Tidwell, Robert L. Trentham, William R. Weakley, Robert C. Taylor, Jr., Vernon S. Taylor, Harrison H. Taylor and Douglas R. Taylor, successors in interest to the 213 Fifth Avenue North Association, a Tennessee general partnership, of record in Book 11498, page 125, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. Metropolitan Government Taxes.

2. Master Deed for 213 Fifth Avenue Condominium, and the By-Laws appended thereto, of record as Instrument No. 20061121-0144675, and re-recorded as Instrument No. 20061128-0146927, said Register's Office.

3. Cross Easement Agreement of record in Book 8511, page 703, said Register's Office.

4. Rights of others in and to the common areas.

This is improved property located at 213 Fifth Avenue North, Unit 3, Nashville, Tennessee 37219.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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 its hand effective this 26th day of February, 2007.

TENNESSEE ROAD BUILDERS ASSOCIATION, a Tennessee not-for-profit corporation

BY: Kent D. Starwalt

Kent D. Starwalt,
Executive Vice President

1350901.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Kent D. Starwalt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Executive Vice President of Tennessee Road Builders Association, the within named bargainor, a Tennessee not-for-profit corporation, and that he as such Executive Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Executive Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 26th day of February, 2007.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 7/21/07

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

Return To:

Southern Title Service
124 First Avenue South
Suite 102
Franklin, TN 37064

1350901.1