THIS INSTRUMENT PREPARED BY:
GIBSON, GREGORY & GWYN, PLLC
401 Church Street, Suite 2220
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 02/28/07 15:37 4 pgs
Fees:23.00 Taxes:6571.20
20070228-0024954

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,776,000.00.

Affiant

Subscribed and sworn to before me this 28 day of February, 2007.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Wilson S. Manning 104 Woodmont Boulevard, Suite 105 Nashville, TN 37205	New Owner	Map 43-9 Parcel 265

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, NENR Investments, LLC, a Tennessee Limited Liability Company, hereinafter "GRANTOR", has bargained and sold, and by these presents does hereby transfer and convey unto Wilson S. Manning, hereinafter "GRANTEE", his heirs, successors, representatives and assigns forever, that certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit "A" attached hereto and incorporated herein by reference.

This is IMPROVED property known as 314 Gallatin Pike, Madison, TN 37115.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

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, his heirs, successors, representatives and assigns forever.

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

GRANTOR does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, successors, representatives and assigns, against the lawful claims by and through the GRANTOR, but not further.

WITNESS its hand this 28 day of February, 2007.

NENR Investments, LLC

BY: _____
William G. Wallis, Jr., Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared William G. Wallis, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of NENR Investments, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Chief Manager executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself as such Chief Manager.

Witness my hand and official seal this 28 day of February, 2007.

_____
Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR.
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

EXHIBIT A

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as
follows:

Beginning at a chiseled X set on concrete at the intersection of the easterly right-of-way line of Gallatin Road, 92 feet in width and the southerly right-of-way line of Duling Avenue, 50 feet in width;

Thence with the southerly right-of-way line of Duling Avenue along a curve to the right with an arc length of 8.95 feet, the radius of which is 35.00 feet, the central angle of which is 14 deg. 39 min. 31 sec., the chord of which is North 59 deg. 19 min. 23 sec. East, 8.93 feet to a chiseled X set on concrete;

Thence South 82 deg. 20 min. 40 sec. East, 197.58 feet to an iron rod set at a corner common with Madison Church of Christ, as of record in Book 7014, page 207, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Duling Avenue with the westerly property line of Madison Church of Christ, South 07 deg. 39 min. 20 sec. West, 164.81 feet to an iron rod set;

Thence North 82 deg. 20 min. 40 sec. West, 50.00 feet to an existing iron rod;

Thence South 08 deg. 43 min. 20 sec. West, 55.60 feet to an iron road set at a corner of common with Thomas E. and Beth P. Stewart, as of record in Instrument No. 200307210101955, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of Thomas E. and Beth P. Stewart, North 82 deg. 36 min. 40 sec. West, 164.82 feet to an iron rod set on the easterly right-of-way line of said Gallatin Pike;

Thence with the easterly right-of-way line of Gallatin Pike along a curve to the left with an arc length of 215.97 feet, the radius of which is 2911.00 feet, the central angle of which is 04 deg. 15 min. 03 sec., the chord of which is North 10 deg. 38 min. 53 sec. East, 215.92 feet to the point of beginning, containing 43,246 square feet (0.993 acres, more or less).

Being the same property conveyed to NENR Investments, LLC, a Tennessee limited liability company, by deeds dated September 7, 2006, from White Castle System, Inc., of record in Instrument No. 20060908-0111638, and in Instrument No. 20060908-0111639, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Present and future zoning laws, ordinances, resolutions, orders and regulations of all municipal, county, state or federal governments having jurisdiction over the Property and the use of improvements thereon.

2. The lien of any unpaid real estate taxes, water charges and sewer rents for the fiscal year(s) or other applicable period in which the settlement occurs.

3. Easement for sanitary sewer and/or storm drainage of record in Book 3374, page 276, said Register's Office.

4. Easement for sanitary sewer and/or storm drainage of record in Book 3370, page 104, said Register's Office.

5. All matters shown on the Plan of record in Plat Book 843, page 82, Register's Office for Davidson County, Tennessee.

6. Covenants and restrictions recorded in Book 1383, page 495, and Book 1422, page 53, Register's Office for Davidson County, Tennessee, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20060925-0118251, said Register's Office.

8. Any rights, easements, interests or claims which may exist by reason of or reflected by any matters shown on the survey prepared by R. Scot Cherry, RLS No. 1512, Cherry Land Surveying, Nashville, TN, dated February 9, 2006, last revised March 8, 2006, Job No. 06018.

9. Agreement for Dedication of Easement for Sanitary Sewers and Appurtenances of record in Instrument No. 20060918-0115067, said Register's Office.

10. Storm Water Detention Agreement of record in Instrument No. 20060920-0116516, said Register's Office.

11. Leases and the rights of tenants in possession.

12. Any other matters of record.