(1)

This Instrument Prepared By
Charles T. Sharbaugh, Esq.
~~Return to:~~
Paul Hastings Janofsky & Walker LLP
600 Peachtree ST. NE S-2400
ATLANTA, GA 30308-2222

Davidson County DEEDWARR
Recvd: 03/01/07 10:14 6 pgs
Fees:33.00 Taxes:3262.83
20070301-0025235

SPECIAL WARRANTY DEED
(311 Gallatin Road)

Address New Owners:	*Send Tax Bills To*	Map-Parcel No.:
J&J PROPERTIES 113 Seaboard Lane, Suite A-105 Franklin, Tennessee 37067	J&J PROPERTIES 113 Seaboard Lane, Suite A-105 Franklin, Tennessee 37067	83-9-42

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of which is hereby acknowledged, PALADINS 311 GALLATIN, LLC, a Delaware limited liability company ("**Grantor**"), has this day bargained and sold, and does hereby transfer and convey unto J&J PROPERTIES, a Tennessee general partnership ("**Grantee**"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "**Property**"):

SEE EXHIBIT A attached hereto and made a part hereof.

BEING the same property conveyed to the Grantor by deed dated May 8, 2006, Instrument Number 20060512-0056091, Register's Office for Davidson County, Tennessee.

This is improved property located at 311 Gallatin Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except as shown on **Exhibit B** attached hereto.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee and its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21 day of February, 2007.

GRANTOR:

PALADINS 311 GALATIN, LLC, a Delaware limited liability company

By: SunTrust Equity Funding, LLC, a Delaware limited liability company, its Sole Member

By: _____
Name: Paul Severn
Title: Manager

STATE OF GEORGIA)
)
COUNTY OF FULTON)

Personally appeared before me, Sarah Hughes, a Notary Public in and for said County and State, Paul Severn, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of SunTrust Equity Funding, LLC, the Sole Member of Paladins 311 Gallatin, LLC, the within named bargainor of the foregoing instrument, and is authorized by such within named bargainor to execute this instrument on behalf of such within named bargainor.

WITNESS my hand and seal, at office, this 21 day of February, 2007.

_____
NOTARY PUBLIC
My Commission Expires:

[NOTARY SEAL]

SARAH HUGHES
Notary Public
Dekalb County
State of Georgia
My Commission Expires Dec 16, 2008

74272596-1

STATE OF GEORGIA)
)
COUNTY OF FULTON)

The actual consideration or value, whichever is greater, for this transfer is $881,846.62.

AFFIANT

Subscribed and sworn to before me this 21 day of February, 2007.

NOTARY PUBLIC
My Commission Expires:

[NOTARY SEAL]

SARAH HUGHES
Notary Public
Dekalb County
State of Georgia
My Commission Expires Dec 16, 2008

Tax Parcel ID #: 83-9-42

THE NAME AND ADDRESS OF PROPERTY OWNER:

J&J Properties

ADDRESS:

113 Seaboard Lane, Suite A-105
Franklin, Tennessee 37067

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:

J&J Properties

ADDRESS:

113 Seaboard Lane, Suite A-105
Franklin, Tennessee 37067

74272596-1

EXHIBIT A

DESCRIPTION OF PROPERTY

All that certain piece, parcel, or tract of land situate, lying, and being located in Davidson County, State of Tennessee, containing 0.413 acres, as shown on a plat entitled "ALTA/ACSM Land Title Survey for Mrs. Winners, Unit #338", 311 Gallatin Road, Nashville, TN, dated December 9, 2005, prepared by Barrett Surveying Group (R. Scott Barrett, PLS, TN Registration No. 2473) and according to said plat having the following metes and bounds to wit:

Beginning at an iron pin found 1/2" rebar (Labeled as P.O.B) located on the intersection of Ordway Place and Gallatin Avenue, thence running along the southern right-of-way of Ordway Place S 84°27'53" E 99.11 feet to an iron pin found 5/8" rebar at the common corner of N/F Park Center, Inc. (DB 1040-380), thence running along the common property line of N/F Park Center, Inc. S 05°12'53" W 160.01 feet to an iron pin found 1/2" rebar at the northern right-of-way line of a 15 foot alley, thence running along the northern right-of-way of a 15 foot alley N 83°19'22" W 123.63 feet to an iron pin found 1/2" rebar on the eastern right-of-way of Gallatin Avenue, thence running along the eastern right-of-way of Gallatin Avenue with a curve to the right having a radius of 640.89 feet, an arc length of 92.54 feet and a chord bearing and distance of N 12°36'53" E 92.46 feet to an iron pin found 1" open top, thence N 16°03'07" E 66.91 feet to the point of beginning.

Being the same property conveyed to Grantor by Deeds recorded under Instrument #'s 20060512-0056090 & 91 RODCT

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2007 and subsequent years, a lien not yet due and payable.

2. Lease with Famous Recipe Company Operation, Inc., as Lessee, evidenced by a Memorandum of Lease of record as Instrument No. 20060512-0056092, Register's Office for Davidson County, Tennessee.