Davidson County DEEDWARR
Recvd: 03/01/07 16:06 5 pgs
Fees:28.00 Taxes:9293.02
20070301-0025596

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (SLW)
3102 West End Avenue, Suite 1150
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Gregel School Property IV, LLC 500 Tristate Building 432 Walnut Street Cincinnati, Ohio 45202	Same	Map & Parcel #107-115.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **JT Enterprises-Donelson, LLC**, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Gregel School Property IV, LLC**, an Ohio limited liability company ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit "A" attached hereto and incorporated herein by this reference.

This is improved property known as 601 Marriott Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said real property, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, in fee simple forever.

Grantor further covenants that Grantor is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warrant and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming by,

through, or under Grantor (other than claims arising out of the matters set forth on Exhibit "B"), but not further or otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, Grantor executed this instrument as of the 28th day of February, 2007.

GRANTOR:

JT ENTERPRISES-DONELSON, LLC, a Tennessee limited liability company

By: _____

Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, J. Scott Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of JT Enterprises-Donelson, LLC, a Tennessee limited liability company, being authorized to execute the foregoing instrument on behalf of the company.

Witness my hand, at office, this 28 day of February, 2007.

Susan Felts
Notary Public

SUSAN FELTS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:
11-14-09

I:\SLW\Thompson\Marriott Drive Sale\Special Warranty Deed.doc

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,511,627.91.

Affiant

SUBSCRIBED AND SWORN to before me, this 28th day of February, 2007.

11-14-09
My Commission Expires

Susan Felts
Notary Public

SUSAN FELTS
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

BEING A PARCEL OF LAND IN NASHVILLE, FIRST CIVIL DISTRICT, FOURTEENTH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, LOCATED ON THE NORTHERLY SIDE OF MARRIOTT DRIVE, WEST OF ERMAC DRIVE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF MARRIOTT DRIVE AND THE WESTERLY RIGHT-OF-WAY LINE OF ERMAC DRIVE;

THENCE, WITH SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING CALLS:

N 79° 14' 57" W 232.87 FEET TO A POINT; WITH A CURVE TO THE RIGHT 153.73 FEET TO A POINT; SAID CURVE HAVING A CENTRAL ANGLE OF 41° 11' 48", A RADIUS OF 213.81 FEET, A TANGENT OF 80.36 FEET AND A CHORD OF N 58° 39' 03" W, 150.44 FEET;

WITH A CURVE TO THE RIGHT OF 124.33 FEET TO AN IRON PIN, SAID CURVE HAVING A CENTRAL ANGLE OF 32° 22' 51", A RADIUS OF 220.00 FEET, A TANGENT OF 63.88 FEET, AND A CHORD OF N 21° 51' 43" W 122.69 FEET;

THENCE, LEAVING SAID LINE WITH THE EASTERLY LINE OF LOT NO. 1 AS SHOWN ON THE PLAN OF SECTION ONE, HIGHLAND RIDGE, AS OF RECORD IN BOOK 5800, PAGE 19, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, N 84° 19' 42" E 61.53 FEET TO AN IRON PIN;

THENCE CONTINUING WITH SAID LINE N 48° 42' 52" E, 250.01 FEET TO AN IRON PIN IN THE WESTERLY LINE OF THE HIGHLANDS AS OF RECORD IN BOOK 2663, PAGE 127, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE, WITH SAID LINE THE FOLLOWING CALLS:

S 04° 58' 31" E 155.26 FEET TO A POINT;
S 04° 56' 19" E 100.00 FEET TO AN IRON PIN;
S 04° 52' 03" E 201.26 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JT ENTERPRISES-DONELSON, LLC BY QUITCLAIM DEED FROM JAMES S. THOMPSON AND WIFE, JENNIFER R. THOMPSON OF RECORD IN INSTRUMENT NO. 20050207-0014191, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT "B"

1. Taxes for the year 2007, a lien, which are not yet due and payable.

2. All matters as shown on the plats of record in Plat Book 5800, page 19, Plat Book 6250, page 138, and Plat Book 5200, page 375, Register's Office for Davidson County, Tennessee.

3. Agreement of record in Book 4890, page 358, Register's Office for Davidson County, Tennessee.

4. Development Agreement of record in Book 5762, page 677, said Register's Office.

5. Restrictive Covenants of record in Book 5762, page 691, in said Register's Office.

6. Restrictive Covenants of record in Book 7374, page 643, in said Register's Office.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6010, page 732 in the Register's Office, Davidson County, Tennessee.

8. Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 5842, page 382 in the Register's Office, Davidson County, Tennessee.

9. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4373, Page 192, Register's Office for Davidson County, Tennessee.

10. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pump and Appurtenances of record in Instrument No. 20050610-0066551, Register's Office for Davidson County, Tennessee.