ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Elliston Place Limited Partnership c/o Cooper Realty Investments, Inc. 3100 West End Avenue, Suite 100 Nashville, Tennessee 37203	Tax Map 092-15, Parcels 98 and 99	Elliston Place Limited Partnership c/o Cooper Realty Investments, Inc. 3100 West End Avenue, Suite 100 Nashville, Tennessee 37203
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (BRS) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **NS LEASING, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **ELLISTON PLACE LIMITED PARTNERSHIP**, an Arkansas limited partnership (the "Grantee"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Exceptions set forth on Exhibit B, which is attached hereto and incorporated herein by this reference

This is improved property municipally known as 2214 Elliston Place and 207 Louise Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that it is lawfully seized in fee of the Property, that it has a good right to sell and convey the Property, and that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Davidson County DEEDWARR
Recvd: 03/16/07 11:14 5 pg
Fees:28.00 Taxes:18500.00
20070316-0032373

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $5,000,000.00.

Affiant

Subscribed and sworn to before me this 15th day of March, 2007.

THERESA HOSTETLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 11-24-2007

My Commission Expires NOV. 24, 2007

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of the 13th day of March, 2007.

GRANTOR:

NS LEASING, LLC
a Tennessee limited liability company

By: Tom R. Hall
Name: Tom R. Hall
Title: Authorized Representative

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Marlese T. Allen, Notary Public, Tom R. Hall, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Representative of NS Leasing, LLC, the within named bargainor, a Tennessee limited liability company, and is authorized to execute this instrument on behalf of NS Leasing, LLC.

WITNESS my hand, at office, this 14th day of March, 2007.

MARLESE T. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Marlese T. Allen
Notary Public
My Commission Expires: 11/22/2010

Exhibit A
Property

Being the three tracts of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the northwest quadrant of the intersection of Elliston Place and Louise Avenue being Lots 4, 5, 7, 8 and the southerly 8 feet of Lot 9 as shown on the Plan of P. D. Maddens Subdivision of record in Plat Book 57, Page 139, R.O.D.C. and part of Lot No. 7 in the subdivision of part of Elliston Property of record in Plan Book 1, Page 105, Chancery Court and being more particularly described as follows:

Tract 1

Beginning at an iron spike at the intersection of the westerly margin of Louise Avenue and the northerly margin of Elliston Place;

Thence, with said Elliston Place, S 41° 55' 00" W, 104.79 feet to an iron pin;

Thence, leaving said Elliston Place with the east line of South Central Bell Telephone Company of record in Book 4250, Page 51 R.O.D.C., N 30° 35' 27" W, 173.44 feet to a point in the south margin of 10-foot Alley No. 889;

Thence, with said alley, N 59° 39; 41" E, 99.81 feet to a point in the west margin of Louise Avenue;

Thence, with said margin S 30° 38' 43" E, 141.50 feet to the Point of Beginning

Containing 15,729 square feet or 0.36 acres, more or less.

Tract 2

Beginning at a point in the westerly margin of Louise Avenue at the northerly margin of 10-foot Alley No. 889, said point being 151.50 feet along said margin of Louise Avenue from an iron spike in the north margin of Elliston Place;

Thence, leaving Louise Avenue with the north margin of Alley No. 889, S 59° 39' 41" W, 133.63 feet to an iron spike;

Thence, N 75° 57' 26" W, 8.53 feet to an iron spike;

Thence N 30° 42' 54" W, 21.02 feet to an iron spike;

Thence S 59° 17' 59" W 27.98 feet to an iron spike in the east margin of 12-foot Alley No. 369;

Thence, with said margin, N 30° 51' 31" W, 81.00 feet to a point;

Thence, with the south line of Jerry Bellar of record in Instrument No. 2001031223481, R.O.D.C., N 59° 35' 38" E, 168.00 feet to a point in the west margin of Louise Avenue;
Thence, with said margin, S 30° 38' 43" E, 108.00 feet to the Point of Beginning.

Containing 17,336 square feet or 0.40 acres, more or less.

Tract 3

Commencing at an iron rod in the north margin of Elliston Place at the southeast corner of The Friendship House Subdivision of record in Plat Book 7900, Page 9 R.O.D.C;

Thence, with said Friendship House Subdivision the following calls:

N 30° 35' 27" W, 171.18 feet,
S 59° 38' 51" W, 79.71 feet,
N 31° 00' 19" W, 2.00 feet to the true Point of Beginning;

Thence, N 31° 00' 19" W, 27.00 feet to an iron pin;

Thence, with Alley No. 369, N 59° 19' 57" E, 30.00 feet to an iron pin;

Thence S 31° 00' 19" E, 27.00 feet to a point;

Thence, S 59° 19' 57" W, 30.00 feet to the Point of Beginning.

Containing 810 square feet or 0.02 acres, more or less.

Tracts 1, 2, and 3 combined total 33,875 square feet or 0.78 acres, more or less.

Being the same property conveyed to NS Leasing, LLC by deeds of record as Instrument Nos. 20030422-0053283 and 20030422-0053284 Register's Office for Davidson County, Tennessee.

The above referenced description is taken from a survey prepared by Wendell H. Talley, Sr. of Barge Waggoner Sumner & Cannon, Inc. (Registered Land Surveyor No. 785), said survey being dated April 17, 2003, entitled Boundary and Topographical Survey, Elliston Place at Louise Avenue.

Exhibit B
Permitted Exceptions

1) Rights of tenants, as tenants only.

2) General or special taxes required to be paid in the year 2007 and subsequent years. Davidson County taxes for 2007 are a lien, but not yet due and payable.

3) Matters shown on the Plan of record as Instrument No. 20031212-0178342, Register's Office for Davidson County, Tennessee, including the Stormwater Detention Agreement.

4) All matters shown on the plat of survey by William C. Cockrill, RLS No. 1401 with Barge, Waggoner, Sumner & Cannon, Inc., dated February 28, 2007, File No. 33398-00.