WARRANTY DEED	State of Tennessee County of The actual consideration or Value, whichever is greater for this Transfer is $6,250,000.00 Affiant Subscribed and Sworn to me, this 29th day of March, 2007. Notary Public My Commission Expires: 7-19-08

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Yale Riley, Chicago Title Insurance Company, 725 Cool Springs Blvd, Suite 160, Franklin, TN 37067

ADDRESS NEW OWNER(s)	**SEND TAX BILLS TO:**	**Field Book: 10W 00705**
NP Broadway, LLC	SAME	
2500 Northwinds Suite 175 Pkwy	2500 Northwinds Pkwy Ste 175	**Map: 92-16**
Alpharetta, GA 30004	Alpharetta, GA 30004	**PARCEL: 205**

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Caroline Lyne Oliver and John Allen Taylor, Trustees under The Lyne Family Irrevocable Trust dated 4/2/92; William Wesley Dillon, III; Ellen W. Dillon; Broadway Investment Properties, LLC; Beverly P. Dillon, Trustee under the Self Declaration of Trust dated 12/4/97; and Smith Tenison Dillon, Trustee under the Self Declaration of Trust dated 12/4/97**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **NP Broadway, LLC, a Georgia limited liability company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See EXHIBIT "A"

Davidson County DEEDWARR
Recvd: 03/30/07 12:58 10 pg
Fees:53.00 Taxes:23125.00
20070330-0038334

This is improved property, known as: 1715 Broadway, Nashville, Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

Grantors further covenant and bind themselves, their heirs, successors and representatives, subject to the encumbrances set forth hereinafter, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, by, through or under Grantors, but not otherwise.

Grantee assumes the obligation to pay ad valorem taxes covering the real estate conveyed herein for the current year.

Whenever 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 our hands as of the 28th day of March, 2007, the corporate party, if any, having caused their/its name to be signed hereto by its duly authorized officers on said day and date.

Caroline Lyne Oliver

Caroline Lyne Oliver, Trustee under the Lyne Family Irrevocable Trust dated 4/2/92

John Allen Taylor

John Allen Taylor, Trustee under the Lyne Family Irrevocable Trust dated 4/2/92

Ellen White Dillon

Ellen White Dillon, as Attorney in Fact for William Wesley Dillon III, Under General Durable Power of Attorney Dated November 5, 2001

Ellen W. Dillon

Ellen W. Dillon

Beverly P. Dillon

Beverly P. Dillon, Trustee under the Self Declaration of Trust dated 12/4/97

Smith Tenison Dillon

Smith Tenison Dillon, Trustee, under the Self Declaration of Trust dated 12/4/97

Broadway Investment Properties, LLC

By: Maxwell G. Horkins

Name: Maxwell G. Horkins

Its: Chief Executive Manager

STATE OF TEXAS
COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Caroline Lyne Oliver, Trustee under The Lyne Family Irrevocable Trust dated 4/2/92,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 11:20am, this 23rd day of March, 2007.

Rachel R Davis
Notary Public

My Commission Expires: December 17, 2009

RACHEL R. DAVIS
Notary Public, State of Texas
My Commission Expires 12-17-09

STATE OF TEXAS
COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Allen Taylor, Trustee, under The Lyne Family Irrevocable Trust dated 4/2/92,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 11:20 am, this 23rd day of March, 2007.

Rachel R Davis
Notary Public

My Commission Expires: December 17, 2009

RACHEL R. DAVIS
Notary Public, State of Texas
My Commission Expires 12-17-09

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ellen White Dillon, as Attorney in Fact for William Wesley Dillon, III, under General Durable Power of Attorney dated November 5, 2001,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 27th day of March, 2007.

Carole M. Maxson
Notary Public

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires:

7-19-08

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ellen W. Dillon,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 27th day of March, 2007.

Carole M. Maxson
Notary Public



My Commission Expires:

7-19-08

STATE OF Illinois
COUNTY OF Kane

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Beverly P. Dillon, Trustee, under the Self Declaration of Trust dated 12/4/97,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 10:45 A.M., this 24th day of March, 2007.

Sharron L. Montgomery
Notary Public

My Commission Expires: 4/21/07

"OFFICIAL SEAL"
SHARRON L. MONTGOMERY
Notary Public, State of Illinois
My Commission Expires 04/21/07

STATE OF Illinois
COUNTY OF Kane

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Smith Tenison Dillon, Trustee, under the Self Declaration of Trust dated 12/4/97,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 10:45, this 24th day of March, 2007.

Sharron L. Montgomery
Notary Public

My Commission Expires: 4/21/07

"OFFICIAL SEAL"
SHARRON L. MONTGOMERY
Notary Public, State of Illinois
My Commission Expires 04/21/07

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maxwell G. Horkins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he is the Chief Executive Manager of **Broadway Investment Properties, LLC**, a **Tennessee limited liability company**, the within named bargainor, that he is authorized by the bargainor to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the within named bargainor, for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, TN, this 27th day of March, 2007.

Carole M. Maxson

Notary Public
My Commission Expires:
7-19-08

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

ENCUMBRANCES:

1. Taxes for the year of 2007, a lien, not yet due and payable.
2. Subject to all matters shown on the Plan of record in Plat Book 21, page 39, Register's Office of Davidson County, Tennessee.

EXHIBIT "A"

Land in Davidson County, Tennessee, being more particularly described as follows:

Being parts of Lot Nos. 141 and 142 in Boyd's Home Tract in West Nashville, a plan of which is of record in the Register's Office of Davidson County, Tennessee, Book No. 21, page 39; beginning at the southwest corner of a part of Lot No. 141, formerly owned by Mrs. J. E. Rodes, it being a point in the North margin of McTyeire Street 50 feet westwardly from the original southwest corner of Lot No. 140, and southeast corner of Lot No. 141, and running westwardly with McTyeire Street 200 feet to a point 11-1/10 feet west of the original southwest corner of Lot No. 141 and southeast corner of Lot No. 142, thence northwardly parallel with the west line of the lot formerly owned by Mrs. Rodes 344 feet to a point on the Hillsboro turnpike, or Broad Street, extended 200 feet from Mrs. Rodes corner on said road to be measured on a line parallel with McTyeire Street being 7-6/10 feet westward of the original corner of Lots Nos. 141 and 142 on said pike, thence eastwardly with said turnpike road 208-4/10 feet to Mrs. Rodes corner, and thence southwardly with her west line 382-7/10 feet to the beginning, containing 1.67 acres.

Being the same property conveyed to Susie Orr Dillon, wife of W. W. Dillon by deed from Mrs. Annie G. Warren, a widow, of record in Book 410, page 454, Register's Office for Davidson County, Tennessee. The said W. W. Dillon predeceased his wife, Susie Orr Dillon, and by his Last Will and Testament of record in Will Book 51, page 105, Probate Court of Davidson County, Tennessee, devised the subject property to his wife, Susie Orr Dillon. The said Susie Orr Dillon having since died, and by her Last Will and Testament of record in Will Book 79, page 244, Probate Court for Davidson County, Tennessee, devised the subject property to her daughters Roberta Dillon Lyne and Martha Ann Dillon. The said Roberta Dillon Lyne predeceased her mother Susan Orr Dillon, and her undivided one-half interest in the subject property passed to Lewis F. Lyne, as her sole surviving issue. The said Lewis F. Lyne, joined by his wife, Caroline R. Lyne having conveyed their undivided one-half (1/2) interest in the subject property to Lewis F. Lyne and Caroline R. Lyne, Trustees of the Lyne Family Trust, a trust organized pursuant to that certain Lyne Family Irrevocable Trust Agreement dated March 2, 1982, by Quitclaim Deed of record in Book 5870, page 480, said Register's Office. The said Lewis F. Lyne having since died, and upon the the expiration of the term of the aforementioned Trust, the property passed to the Estate of Lewis F. Lyne, deceased. Pursuant to the terms of the Will of Lewis F. Lyne; the Trust Agreement dated October 7, 1963; and the Trust Termination Agreement, dated May 12, 1983, the subject property devolved to Caroline Lyne Oliver, formerly Caroline R. Lyne. The said Caroline Lyne Oliver in her capacity as sole remaining Trustee under the Lyne Family Irrevocable Trust Agreement dated March 2, 1982, conveyed her one-half (1/2) undivided interest in the subject property to Caroline Lyne Oliver, an individual, of record in Book 8615, page 260, said Register's Office. The said Caroline Lyne Oliver, an individual, having since conveyed her interest in the subject property to Caroline Lyne Oliver and John Allen Taylor, Trustees under The Lyne Family Irrevocable Trust dated April 2, 1992, of record in Book 8625, page 320, said Register's Office. The said Martha Ann Dillon having since died, and by her Last Will and Testament of record in Will Book 234, page 481, Probate Court for Davidson County, Tennessee, devised the subject property to her nephews, William Wesley Dillon, III, Maxwell G. Horkins, Jr., Smith Tenison Dillon. The said William Wesley Dillon, III having since conveyed his one-sixth (1/6) undivided interest in the subject property to Alden H. Smith, Jr. Trustee by Quitclaim Deed of record in Instrument No. 20010330-0030811, said Register's Office, and within the same deed the said Alden H. Smith, Trustee conveyed his interest in the subject property to William Wesley Dillon, III and wife, Ellen W. Dillon. The said Maxwell G. Horkins, Jr. having since conveyed his one-sixth (1/6) undivided interest in the subject property to Alden H. Smith, Jr., Trustee by Quitclaim Deed of record in Instrument No. 20010330-0030812, said Register's Office, and within the same deed the said Alden H. Smith, Trustee having conveyed his interest in the subject property to Broadway Investment Properties, LLC. The said Smith Tenison Dillon having since conveyed his one-sixth (1/6) undivided interest in the subject property to Alden H. Smith, Jr., Trustee by Quitclaim Deed of record in Instrument No. 20010330-0030813, said Register's Office, and within the same deed the said Alden H. Smith, Trustee having conveyed his interest in the subject property to Beverly P. Dillon, Trustee, under the Self Declaration of Trust dated December 4, 1997, a 1/12th undivided interest and Smith Tenison Dillon, Trustee under the Self Declaration of Trust dated December 4, 1997, a 1/12th undivided interest . The said William Wesley Dillon, III and wife, Ellen W. Dillon, having since conveyed their one-sixth (1/6) undivided interest in the subject property to William Wesley Dillon, III and Ellen W. Dillon, as equal tenants in common without right of survivorship, of record in Instrument No. 20011106-0121646, said Register's Office.