Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015

Downey Family Trust

STATE OF ~~TENNESSEE~~ Colorado }
COUNTY OF Montrose }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Earl C. Downey Jr.
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27 DAY OF April 2007.

LISA R. MARKLEY NOTARY PUBLIC STATE OF COLORADO

D. R. Markley
NOTARY PUBLIC

My Commission expires: 4-27-2008

Address of New Owner	Send Tax Bills To:	Tax Information:
Nashville 430 Eaton, LLC 6530 West Rogers Circle, Suite #31 Boca Raton, FL 33487	Same	58-217 and 49-45

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 considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, **Earl C. Downey, Jr., Trustee for the Downey Family Trust,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do transfer and convey unto **Nashville 430 Eaton, LLC, a Florida Limited Liability Company,** hereinafter called the **Grantee**, its successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Property lying in the 13th Civil District of Davidson County, Tennessee situated east of Eaton's Creek Road and south of McCool Road being more particularly described as follows;

Beginning at an iron pin and cap stamped "Mercier 1974", hereinafter iron pin "set", said pin located in the easterly prescriptive right of way for Eatons Creek Road and also being the southwesterly corner of the William Patton Jr. property as described in deed book 4314, page 251 and being the True Point of Beginning; thence with the easterly right of way for Eatons Creek Road and the westerly boundary of the Earl C. and Ethel Ruth Downey property as described in deed book 946 page 126 North 12 degrees 38 minutes 58 seconds West, a distance of 24.92 feet to an iron pin "found", said pin being located at the southwesterly corner of the Downey Family Trust property as described in deed book 10002 page 274; thence with said right of way and the westerly boundary of said Downey property the following calls both to iron pins "found", North 23 degrees 44 minutes 40 seconds West, a distance of 184.63 feet and North 29 degrees 59 minutes 20 seconds West, a distance of 706.38 feet being the southwesterly corner of the Morris B. Haddox property as described in deed book 4059 page 492; thence with the southerly boundary of said Haddox North 60 degrees 16 minutes 19 seconds East, a distance of 541.08 feet to a 15" Hackberry tree said tree being the northeasterly corner of said Haddox and in the southerly boundary of said Earl C. and Ethel Ruth Downey property; thence with the easterly boundary of said Haddox and the easterly boundary of the E. R. Rutherford property as described in deed book 5864 page 187 the following two calls both to iron pins "found", North 12 degrees 40 minutes 49 seconds West, a distance of 310.56 feet and North 10 degrees 40 minutes 54 seconds West, a distance of 140.10 feet being the northeasterly corner of said Rutherford and the southeasterly corner of the Shelia A. Hayes property as described in deed book 4624 page 830; thence with said Hayes boundary North 11 degrees 01 minutes 14 seconds West, a distance of 64.80 feet to an iron pin "found" said pin being the northeasterly corner of said Hayes property and the southeasterly corner of the Robert J. Workman property as described in deed book 1427 page 545; thence with the easterly boundary of said Workman North 11 degrees 39 minutes 46 seconds West, a distance of 162.92 feet to an iron pin "found" being the

Davidson County DEEDWARR
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Fees:18.00 Taxes:1443.00
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northeasterly corner of said Workman and in the southerly boundary of the Brenda Joyce Solomon property as described in deed book 4037 page 283; thence with the southerly boundary of said Solomon the following calls; South 75 degrees 51 seconds 39 minutes East, a distance of 200.15 feet to an 18" Oak, North 83 degrees 35 minutes 53 seconds East, a distance of 26.00 feet to a 30" Oak, North 72 degrees 58 minutes 56 seconds East, a distance of 44.44 feet to a 20" Oak, North 08 degrees 48 minutes 39 seconds East, a distance of 252.08 feet to an iron pin "found", North 65 degrees 18 minutes 28 seconds East, a distance of 257.85 feet to a 32" Oak, North 61 degrees 06 minutes 30 seconds East, a distance of 245.35 to an iron pin "set", North 52 degrees 11 minutes 40 seconds East, a distance of 134.65 feet to a 16" Oak, and North 60 degrees 01 minutes 58 seconds East, a distance of 132.48 feet to an 18" Oak; thence with said Solomon boundary, the Wilma Lee Shaver property as described in deed book 5720 page 94 and the Zenis R. Childress property as described deed book 7406 page 299 the following calls; North 69 degrees 54 minutes 47 seconds East, a distance of 218.92 feet to an iron pin "found", South 89 degrees 24 minutes 04 seconds East, a distance of 61.17 feet to a 14" Oak, and South 70 degrees 41 minutes 24 seconds East, a distance of 222.04 feet to a concrete monument "found", said monument being the southeasterly corner of said Childress property and the southwesterly corner of the Martin Lewis Starr property as shown in plat book 52 page 379; thence with said Starr boundary the following calls; South 67 degrees 27 minutes 42 seconds East, a distance of 180.27 feet to an iron pin "found", South 56 degrees 30 minutes 32 seconds East, a distance of 318.06 feet to a 16" Elm, South 00 degrees 27 minutes 48 seconds West, a distance of 71.43 feet to an iron pin "found", South 38 degrees 37 minutes 21 seconds East, a distance of 38.54 feet to a concrete monument "found", and South 80 degrees 53 minutes 58 seconds East, a distance of 716.57 feet to an 18" Oak being the northwesterly corner of the William Patton Jr. property as described in deed book 20040510 page 53407; thence with the westerly boundary of said Patton the following calls; South 16 degrees 17 minutes 45 seconds West, a distance of 88.93 feet to a 16" Oak, South 64 degrees 18 minutes 46 seconds West, a distance of 153.19 feet to a 14" Oak, South 37 degrees 31 minutes 06 seconds West, a distance of 202.98 feet to a 12" Elm, South 23 degrees 11 minutes 43 seconds West, a distance of 88.24 feet to an iron pin "found", South 52 degrees 39 minutes 41 seconds West, a distance of 74.04 feet to an 8" Oak, South 59 degrees 36 minutes 35 seconds West, a distance of 242.59 feet to an iron pin "found", South 65 degrees 12 minutes 27 seconds West, a distance of 212.87 feet to a 12" Oak, South 70 degrees 42 minutes 52 seconds West, a distance of 244.82 feet to a 20" Sycamore, South 67 degrees 50 minutes 47 seconds West, a distance of 204.20 feet to a 12" Oak, North 62 degrees 32 minutes 02 seconds West, a distance of 36.52 feet to a 14" Elm, South 80 degrees 27 minutes 55 seconds West, a distance of 47.50 feet to an 8" Hackberry, South 60 degrees 40 minutes 51 seconds, West, a distance of 272.86 feet an iron pin "found", South 11 degrees 52 seconds 58 minutes East, a distance of 148.06 feet to an iron pin "found", South 57 degrees 45 minutes 50 seconds West, a distance of 202.86 feet to a 14" Oak, South 49 degrees 32 minutes 20 seconds West, a distance of 232.15 feet to an iron pin "set", South 30 degrees 21 minutes 55 seconds West, a distance of 130.80 feet to an iron pin 'found", North 81 degrees 14 minutes 39 seconds West, a distance of 187.92 feet to an iron pin "found", South 41 degrees 57 minutes 46 seconds West, a distance of 82.07 feet to an iron pin "found", South 45 degrees 29 minutes 38 seconds West, a distance of 241.30 feet to an iron pin "found", and South 41 degrees 11 minutes 06 seconds West, a distance of 290.42 feet to the Point of Beginning and Containing 71.74 acres, more or less, according to a survey by Aquaterra Engineering LLC, 143 4th Avenue North Suite 200, Franklin, Tennessee 37064, Randall A. Mercier registration #1974, dated 4-11-07.

Being the same property conveyed to Earl C. Downey, Jr. or Ethel Ruth Downy, Trustees for the Downey Family Trust, by deed from Earl C. Downey, Jr. and Ethel Ruth Downey dated 07/03/1996 and recorded at Book 10199 page 354, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
4670 & 4700 Eatons Creek Rd., Nashville, TN 37218

SUBJECT TO THE FOLLOWING:

1. 2007 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.

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, its successors and/or assigns, forever. I do covenant with said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out therein. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Earl C. Downey, Jr., Trustee for the Downey Family Trust, has caused this instrument to be executed, this the 27 day of April, 2007.

Earl C. Downey Jr Trustee

Earl C. Downey, Jr., Trustee

STATE OF Colorado
COUNTY OF Montrose

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, Earl C. Downey, Jr., Trustee for the Downey Family Trust, 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 within instrument for the purposes therein contained.

SWORN to and subscribed before me
This the 27 day of April, 2007.

My commission Expires: 1-29-2008

Lisa R. Markley
NOTARY PUBLIC

LISA R. MARKLEY
Notary Public, State of Colorado
My Commission Expires
January 29, 2008

LISA R. MARKLEY NOTARY PUBLIC STATE OF COLORADO