Davidson County DEEDWARR
Recvd: 05/10/07 08:18 8 pgs
Fees:43.00 Taxes:145225.00
20070510-0055969

1st

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
c/o JRK Asset Management, Inc. 11766 Wilshire Boulevard Suite 1450 Los Angeles, California 90025	Tax Parcel No. – 93-5/185	c/o JRK Asset Management, Inc. 11766 Wilshire Boulevard Suite 1450 Los Angeles, California 90025
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, TENNESSEE OAKMONT, L.L.C., a Delaware limited liability company (the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey to BIRCHMONT – H.I. NASHVILLE, LLC, a Delaware limited liability company (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 the following:

1. Easements, or claims of easements, not shown by the public records;

STATE OF Illinois
COUNTY OF Cook

The actual consideration or value, whichever is greater, for this transfer is $39,250,000.00.

Affiant, Representative of Grantor

Subscribed and sworn to before me this 4th day of May, 2007.

OFFICIAL SEAL
SALINA HERNANDEZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6-21-2010

Notary Public
My Commission Expires: 6/21/2010

1175189.4

2. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey would show;

3. The lien of any real estate taxes and assessments for the 2007 and subsequent years;

4. Easements retained in Ordinance No. BL2001-725;

5. Grant of Gas Line Easement and Agreement as of record in Instrument No. 20021111-0138880; and

6. Tenancy of Plaza Gift Shop pursuant to an oral lease.

This is improved property known as 920 Broadway, Nashville, Davidson County, Tennessee 37203.

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 the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

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.

[Signatures continued on the following pages.]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 8th day of May, 2007.

GRANTOR:

TENNESSEE OAKMONT, L.L.C.,
a Delaware limited liability company

By: Oakmont Holdings, L.L.C.,
a Delaware limited liability company,
its Managing Member

By: Oaktree Capital Management, LLC,
a California limited liability company,
its Manager

By: _____
Name: Philip Hofmann
Its: Managing Director

By: _____
Name: _____
Its: _____

[Signatures continued on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 8th day of May, 2007.

GRANTOR:

TENNESSEE OAKMONT, L.L.C.,
a Delaware limited liability company

By: Oakmont Holdings, L.L.C.,
a Delaware limited liability company,
its Managing Member

By: Oaktree Capital Management, LLC,
a California limited liability company,
its Manager

By: _____
Name: _____
Its: _____

By: _____
Name: Cary A. Kleinman
Its: Vice President

[Signatures continued on the following page.]

STATE OF New York

COUNTY OF New York

Personally appeared before me, Marlo M. Bovo, Notary Public, Philip Hofmann, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/~~she~~ executed the within instrument for the purposes therein contained, and who further acknowledged that he/~~she~~ is the Managing Director of Oaktree Capital Management, LLC, a California limited liability company, as Manager of Oakmont Holdings, L.L.C., a Delaware limited liability company, as Managing Member of Tennessee Oakmont, L.L.C., a Delaware limited liability company, and is authorized to execute this instrument on behalf of said limited liability company.

WITNESS my hand, at office, this 3rd day of May, 2007.

MARLO M BOVO
Notary Public, State of New York
01BO6044681
Qualified In Chenango County
My Commission Expires July 10, 20 10

Marlo M. Bovo
Notary Public
My Commission Expires: July 10, 2010

STATE OF _____

COUNTY OF _____

Personally appeared before me, _____, Notary Public, _____, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the _____ of Oaktree Capital Management, LLC, a California limited liability company, as Manager of Oakmont Holdings, L.L.C., a Delaware limited liability company, as Managing Member of Tennessee Oakmont, L.L.C., a Delaware limited liability company, and is authorized to execute this instrument on behalf of said limited liability company.

WITNESS my hand, at office, this _____ day of _____, 2007.

_____
Notary Public
My Commission Expires: _____

1175189

STATE OF _____

COUNTY OF _____

Personally appeared before me, _____, Notary Public, _____, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the _____ of Oaktree Capital Management, LLC, a California limited liability company, as Manager of Oakmont Holdings, L.L.C., a Delaware limited liability company, as Managing Member of Tennessee Oakmont, L.L.C., a Delaware limited liability company, and is authorized to execute this instrument on behalf of said limited liability company.

WITNESS my hand, at office, this _____ day of _____, 2007.

_____
Notary Public
My Commission Expires: _____

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, Rose Fierro, Notary Public, Cary Klurman, with whom I am personally acquainted (~~or who proved to me on the basis of satisfactory evidence~~) and who acknowledged that he/~~she~~ executed the within instrument for the purposes therein contained, and who further acknowledged that he/~~she~~ is the Vice President of Oaktree Capital Management, LLC, a California limited liability company, as Manager of Oakmont Holdings, L.L.C., a Delaware limited liability company, as Managing Member of Tennessee Oakmont, L.L.C., a Delaware limited liability company, and is authorized to execute this instrument on behalf of said limited liability company.

WITNESS my hand, at office, this 3rd day of May 2007.

ROSE M. FIERRO
Commission # 1558735
Notary Public - California
Los Angeles County
My Comm. Expires Mar 13, 2009

_____
Notary Public
My Commission Expires: 3/13/09

1175189

Exhibit A of the Special Warranty Deed

Property

Tract 1:

Being a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, located in the northeast quadrant of the intersection of Broadway and Tenth Avenue North, and being more particularly described as follows:

BEGINNING at the point of intersection of the northerly right-of-way line of Broadway and the easterly right-of-way line of Tenth Avenue North;

THENCE, with said right-of-way line of Tenth Avenue North, N 27 deg. 15' 40" W. 325.78 feet to a point;

THENCE, leaving said right-of-way line with the southerly line of property conveyed to the Sunday School Board of the Southern Baptist Convention of record in Book 2494, page 145, and Book 2499, page 616, R.O.D.C., N 62 deg. 27' 10" E. 185.89 feet to a point in the westerly line of property conveyed to the Executive Committee of the Southern Baptist Convention by deed of record in Book 6143, page 936, R.O.D.C.;

THENCE, with said westerly line and the westerly line of property conveyed to Christ Episcopal Church Wardens by deed of record in Book 10292, page 939, R.O.D.C., S 27 deg. 13' 03" E. 115.17 feet to a point;

THENCE, leaving said Christ Episcopal Church Wardens line with the northerly line of property conveyed to Sudekum, L.P. by deed of record in Book 10741, page 162, R.O.D.C., S 62 deg. 25' 00" W. 75.00 feet;

THENCE, with Sudekum, L.P. westerly line S 27 deg. 27' 02" E. 210.50 feet to the northerly right-of-way line of Broadway;

THENCE with said right-of-way line of Broadway, S 62 deg. 25' 30" W. 111.50 feet to the Point of Beginning.

Containing 44,811 square feet or 1.01 acres, more or less.

BEING the same property conveyed to Tennessee Oakmont, L.L.C., a Delaware limited liability company, by Deed of record in

Instrument No. 20021111-0138882, Register's Office for Davidson County, Tennessee.