[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Sobro Land Investments, LLC	New Owner	Map and Parcel 93-1-431.00
116 Lineberry Blvd.		
Mt. Juliet, TN 37122-5517		12919 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **The Peabody Investment Group, Inc., a Tennessee corporation** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Sobro Land Investments, LLC, a Tennessee limited liability company** (The "Grantee"), its successors and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Davidson County DEEDWARR
Recvd: 06/01/07 14:34 5 pgs
Fees:28.00 Taxes:13875.00
20070601-0065338

See attached Exhibit A for legal description and derivation clause.

This conveyance is subject to the following:

1. Taxes for the year 2007 and subsequent years.

This is improved property commonly known as 300 Peabody Street, Nashville, Tennessee 37210.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $ 3,750,000.00.

Affiant

Subscribed and sworn to before me this 18 day of June, 2007.

Notary Public

My Commission Expires 09/26/2011

My Commission Expires:_____

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor do further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 1st day of June, 2007.

The Peabody Investment Group, Inc., a Tennessee corporation

By: James E. Varallo, Chief Manager

James E. Varallo, Chief Manager

By: James E. Varallo, Member

James E. Varallo, Member

By: Charles V. Duncan, Member

Charles V. Duncan, Member

By: Roy A. Williams, Member

Roy A. Williams, Member

By: John L. Winchester, Member

John L. Winchester, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared James E. Varallo, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the chief manager of The Peabody Investment Group, LLC, a limited liability company and that he as such chief manager executed the foregoing instrument for the purposes therein contained. by signing the name of limited liability company by himself/herself as chief manager, being authorized so to do.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of June, 2007.

NOTARY PUBLIC

VICKY W. MCMILLEN
NOTARY PUBLIC
STATE OF TENNESSEE
DICKSON COUNTY

My Commission Expires My Commission Expires 02/26/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared James E. Varallo, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the member of The Peabody Investment Group, LLC, a limited liability company and that he as such member executed the foregoing instrument for the purposes therein contained. by signing the name of limited liability company by himself/herself as member, being authorized so to do.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of June, 2007.

NOTARY PUBLIC

My Commission Expires: My Commission Expires 02/26/2011

VICKY W. MCMILLEN NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Charles V. Duncan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the member of The Peabody Investment Group, LLC, a limited liability company and that he as such member executed the foregoing instrument for the purposes therein contained. by signing the name of limited liability company by himself/herself as member, being authorized so to do.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of June, 2007.

NOTARY PUBLIC

My Commission Expires: My Commission Expires 02/26/2011

VICKY W. MCMILLEN NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Roy A. Williams with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the member of The Peabody Investment Group, LLC, a limited liability company and that he as such member executed the foregoing instrument for the purposes therein contained. by signing the name of limited liability company by himself/herself as member, being authorized so to do.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of June, 2007.

NOTARY PUBLIC

My Commission Expires: My Commission Expires 02/26/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared John L. Winchester with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the member of The Peabody Investment Group, LLC, a limited liability company and that he as such member executed the foregoing instrument for the purposes therein contained. by signing the name of limited liability company by himself/herself as member, being authorized so to do.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of June, 2007.

NOTARY PUBLIC

My Commission Expires: My Commission Expires 02/26/2011

EXHIBIT A

LAND IN THE 1ST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOTS 63, 64, 65, 66, 67, 68, 69, 70, 71 AND 72 ON THE PLAN OF UNIVERSITY LOTS CALLED COLLEGE CAMPUS, NOT OF RECORD, BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY DATED MARCH 12, 1997, PREPARED BY RAGAN SMITH ASSOCIATES, INC., JOB NO. 95-172, W.O. NO. 5069, AS FOLLOWS:

BEGINNING AT AN IRON PIN (SET) ALONG THE BACK OF A SIDEWALK AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF PEABODY STREET (A 40 FOOT RIGHT OF WAY) AND THE SOUTHERLY RIGHT OF WAY OF THIRD AVENUE (A 50 FOOT RIGHT OF WAY); THENCE,

1. WITH THE WESTERLY RIGHT OF WAY OF PEABODY STREET, SOUTH 31 DEG. 55 MIN. 26 SEC. WEST A DISTANCE OF 162.00 FEET TO AN IRON PIN (SET), SAID IRON PIN BEGINS AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF PEABODY STREET AND THE NORTHERLY RIGHT OF WAY OF ALMOND STREET (A 38 FOOT RIGHT OF WAY); THENCE,

2. WITH THE NORTHERLY RIGHT OF WAY OF ALMOND STREET, NORTH 58 DEG. 04 MIN. 34 SEC. WEST A DISTANCE OF 256.00 FEET TO AN IRON PIN (SET), SAID IRON PIN BEING THE SOUTHEAST PROPERTY CORNER OF CHING I. WANG AND MIN HUANG WANG, HIS WIFE, OF RECORD IN BOOK 7379, PAGE 517, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

3. LEAVING SAID RIGHT OF WAY WITH THE EASTERLY LINE OF WANG'S TRACT, NORTH 31 DEG. 55 MIN. 26 SEC. EAST A DISTANCE OF 162.00 FEET TO AN IRON PIN (SET) ALONG THE BACK OF A SIDEWALK IN THE SOUTHERLY RIGHT OF WAY OF THIRD AVENUE; THENCE,

4. WITH THE SOUTHERLY RIGHT OF WAY OF THIRD AVENUE, SOUTH 58 DEG. 04 MIN. 34 SEC. EAST A DISTANCE OF 256.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 41,471 SQUARE FEET, OR 0.952 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO THE PEABODY INVESTMENT GROUP, INC. BY SPECIAL WARRANTY DEED FROM FIRST TENNESSEE BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, RECORDED ON THE 23RD DAY OF DECEMBER, 1999 IN INSTRUMENT NO. 199912230306601, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.