Sherrard

SPECIAL WARRANTY DEED

FROM:	Budig Realty, LLC	This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC
TO:	K/H Nashville, LLC	424 Church Street, Suite 2000 Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
K/H Nashville, LLC Attn: Kessinger-Hunter Company 2600 Grand Boulevard, Suite 700 Kansas City, MO 64108	Same	Map 60, Parcel 22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $741,000.00.

Affiant

Sworn to and subscribed before me, this 31st day of June, 2007.

TRACI HENRY NOTARY PUBLIC OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

Notary Public

My Commission Expires:

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Budig Realty, LLC** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **K/H Nashville, LLC** (hereinafter collectively called the "Buyer"), and Buyer's heirs and assigns, a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is 7.6 acres of improved property located at Fernco Drive, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its heirs and assigns, forever in fee simple.

Davidson County DEEDWARR
Recvd: 06/04/07 16:11 4 pgs
Fees:23.00 Taxes:2741.70
20070604-0066455

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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, Seller has caused this deed to be executed effective as of the 4th day of June, 2007.

SELLER: Budig Realty, LLC

By: George J Budig
George J. Budig, Manager

STATE OF OHIO)
)
COUNTY OF Hamilton)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared George J. Budig, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of Budig Realty, LLC, the within named bargainor, an Ohio limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand and seal at office in Cincinnati, Ohio, this 4th day of June, 2007.

Notary Public

BRIAN SCHWARTZ
Notary Public, State of Ohio
My Commission Expires Feb. 4, 2008

My Commission Expires:
2/1/08

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 1 of Budig Realty Subdivision, as of record in Instrument No. 20020815-0098936, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod at the intersection of the southerly right-of-way line of Fernco Drive and the westerly right-of-way line of Brick Church Pike;

Thence leaving the southerly right-of-way line of Fernco Drive, with the westerly right-of-way line of Brick Church Pike, South 07 deg. 54 min. 08 sec. East, 382.40 feet to an existing iron rod;

Thence with a curve to the left, along an are length of 182.03 feet, the central angle of which is 07 deg. 04 min. 26 sec. the radius of which is 1474.39 feet, the chord of which is South 11 deg. 26 min. 21 sec. East, 181.91 feet to an existing iron rod, at a corner common with the property of Dillard Investments, L.P., as of record in Instrument Number 20011221-0141456, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Brick Church Pike, with the northerly property line of Dillard Investments, L.P., South 88 deg. 22 min. 21 sec. West, 612.38 feet to an existing iron rod, at a corner common with Lot 2 of the said Budig Realty Subdivision, also being the property of Budig Realty, LLC, as of record in Deed Book 200000921-0094069, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of said Lot 2, North 01 deg. 37 mi. 39 sec. West, 527.50 feet to an existing iron rod, in the southerly right-of-way line of Fernco Drive;

Thence with the southerly right-of-way line of Fernco Drive, with a curve to the left, along an arc length of 57.60 feet, the central angle of which is 53 deg. 39 min. 48 sec., the radius of which is 61.50 feet, the chord of which is North 61 deg. 32 min. 26 sec. East, 55.52 feet to an "x" in concrete;

Thence with a curve to the right, along an are length of 85.55 feet, the central angle of which is 54 deg. 09 min. 35 sec., the radius of which is 90.50 feet, the chord of which is North 61 deg. 47 min. 20 sec, East, 82.40 feet to an "X" in concrete;

Thence North 88 deg. 52 min. 07 sec. East, 386.81 feet to an "X" in concrete;

Thence with a curve to the right, along an are length of 43.58 feet, the central angle of which is 83 deg. 13 min. 45 sec., the radius of which is 30.00 feet, the chord of which is South 49 deg. 31 min. 00 sec. East, 39.85 feet to the POINT OF BEGINNING. Containing 331,481 square feet or 7.610 acres, more or less, as described by survey dated April 16, 2007, prepared by R. Scot Cherry, Tennessee No. 1512, Cherry Land Surveying, Inc.

BEING a portion of the same property conveyed to Budig Realty, LLC, by Deed of Record in Instrument No. 20001023-0104888 and Instrument No. 20000921-0094070, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2007, a lien, not yet due and payable.

2. All matters shown on Plat recorded in Instrument No. 20020815-0098936.

3. Storm Water Detention Agreement as of record in Instrument No. 20020508-0056806 and Instrument No. 20020508-0056807.