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This instrument prepared by:
Thomas C. Scott
TUNE, ENTREKIN & WHITE
17th Floor, AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
Peabody Investment Group, LLC 643 Spence Lane Nashville, Tennessee	SAME	Map: 106-7 Parcel: 35,36 and 57

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SPENCE LANE PARTNERS** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **PEABODY INVESTMENT GROUP, LCC** (Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

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 assigns forever.

And the Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as follows:

1. Taxes for 2007, prorated as of the date hereof and which are to paid by Grantor.

And the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to the said Grantee, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor but not further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this Special Warranty Deed as of the 15th day of June, 2007.

(Execution Page follows)

SPENCE LANE PARTNERS, LLC

By: _____

Its: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal, at office in Nashville, Tennessee, this 7th day of June, 2007.

_____
Notary Public

My Commission Expires: 1/24/10

KRIS E. COX
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 24, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is ~~greater, for~~ this transfer is **$487,500.00.**

_____
Affiant

Subscribed and sworn to before me this 15th day of June, 2007.

_____
Notary Public

My Commission Expires: _____

My Commission Expires 02/26/2011

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

EXHIBIT A

TRACT 1:

Being a parcel of land in Nashville, First Civil District, Sixteenth Councilmanic District, Davidson County, Tennessee, located in the northeasterly quadrant of the intersection of Spence Lane and Cornelia Street, being a part of Lot Nos. 2, 3 and 4 on the map showing Albert Buchanan (deceased) divided among his heirs, as of record in Book 843, page 51, R.O.D.C., and pursuant to that certain survey dated October 1, 1992, by Mark B. Sawyer, Tennessee R.L.S No. 1649, being more particularly described as follows:

Beginning at an iron pin at the point of intersection of the easterly right-of-way line of Spence Lane and the northerly right-of-way line of Cornelia Street; thence with said easterly right-of- way, N. 17 deg. 33 min. 41 sec. E, 96.40 feet to an iron pin; thence, leaving said right-of-way line with the southerly line of property conveyed to Richard C. Smithson by deed of record in Book 5390, page 393, R.O.D.C., S 77 deg. 29 min. 56 sec. E, 149.05 fret to an iron pin; thence, with the easterly line of said Smithson Property N 08 deg. 08 min. 41 sec. E, 50.00 feet to an iron pin; thence, with a portion of the easterly line of property conveyed to Douglas L. Hirt, et ux, by deed of record in Book 7290, page 770, R.O.D.C., N 08 deg. 11 min. 38 sec. E, 42.96 feet to an iron pin; thence, leaving said line with the southerly line of property conveyed to George Scott, et ux, by deed of record in Book 2805, page 355, R.O.D.C., S 77 deg. 24 min. 32 sec. E, 81.00 feet to an iron pin; thence, leaving said line with the westerly line of property conveyed to Andrew Gnyp by deed of record in Book 8139, page 268, R.O.D.C., S 11 deg. 43 min. 15 sec. W, 180.00 feet to an iron pin the northerly right-of-way line of Cornelia Street; thence, with said right-of-way line N 79 deg. 15 min. 38 sec. W, 69.64 feet to an iron pin; thence, continuing with said right-of-way line N 79 deg. 45 min. 00 sec. W, 164.50 feet to the point of beginning. Containing 28,188 square feet or 0.65 acres, more or less.

TRACT 2:

Being all of that certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:

Being the Southerly part of Lot No. 2 on the map of the subdivision showing Albert Buchanan (deceased) Land, as divided among his heirs, as of record in Book 843, page 51, Register's Office for said County, and being known as part of Lot No. 2 on the unrecorded map showing a division of certain Buchanan Lands according to a survey made by R.B. Sneed under date of April 27, 1955 and referred to in Decree of the Chancery Court of said County, of record in Minute Book 178, page 100, and described according to a survey made by E.L. Miller, Jr. & Co., Surveyors, June 12, 1966. as follows:

Beginning on the easterly margin of Spence Lane as widened, being North 17 deg. 00 min. East 96.4 feet from the intersection of Spence Lane and Ellen Avenue; thence South 77 deg. 45 min. East 148.2 feet; thence North 8 deg. 15 min. East 50 feet; thence North 77 deg. 45 min. West 140.8 feet to the Easterly margin of Spence Lane; thence with the same South 17 deg. 00 min. West 50 feet to the beginning.

Being the same property conveyed to SPENCE LANE PARTNERS, LLC, by deed from RTS WRIGHT INDUSTRIES, LLC, SUCCESSOR BY MERGER TO RTS HOLDINGS, INC., SUCCESSORS BY MERGER TO RTS WRIGHT INDUSTRIES, INC., F/K/A WRIGHT INDUSTRIES, INC., of record as Instrument No. 20040324-0033592, dated March 22, 2004, said Register's Office.