SPECIAL WARRANTY DEED

Prepared by:
Kipling Oren
Drenner & Golden Stuart Wolff, LLP
301 Congress Avenue
Austin, TX 78701

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

NOTICE OF CONFIDENTIALITY RIGHTS - IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

BRAZOS SPORTS RETAIL, L.P., a Texas limited partnership ("**Grantor**"), for Ten Dollars ($10.00) and other good and valuable consideration paid to Grantor by Halle Properties, L.L.C., an Arizona limited liability company ("**Grantee**"), the receipt and sufficiency of which is acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto Grantee in fee simple all of the real property (the "**Land**"), together with the buildings and Grantor's interest in all improvements situated on the Land (collectively, the "**Buildings**") and all the improvements and fixtures attached to the Land and/or the Buildings (exclusive of trade fixtures used in the operation of the business conducted on the Land), located in Davidson County, Tennessee and being more particularly described in **Exhibit A** attached to this deed and incorporated herein by reference (the "**Property**").

TO HAVE AND TO HOLD the Property and premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, and Grantee's heirs, successors and assigns in fee simple forever, and Grantor does hereby bind Grantor and Grantor's heirs, successors, and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the Property and premises unto the Grantee, and Grantee's heirs, successors, and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

Davidson County DEEDWARR
Recvd: 06/21/07 13:47 6 pgs
Fees:33.00 Taxes:2188.31
20070621-0074323

This conveyance is made and accepted subject to the encumbrances and other matters described in **Exhibit B**, which is attached to this deed and is incorporated herein by reference, to the extent they are validly existing and affect the Property.

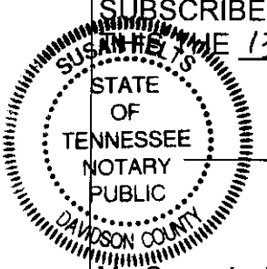
For the same consideration stated above, Grantor does hereby grant and convey to Grantee all right, title and interest of Grantor in any land lying in the bed of any street or highway in front of or adjoining the Land to the centerline thereof and to any unpaid award for any taking of any portion of the Land or Buildings by condemnation, or any damage to the Land or Buildings by reason of a change of grade of any street or highway.

[Remainder of Page Left Intentionally Blank]

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 591,435.70 .

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF June , 2007.



NOTARY PUBLIC

My Commission expires: 11-14-09

EXECUTED to be effective the 13 day of June, 2007.

GRANTOR:

BRAZOS SPORTS RETAIL, L.P.,
a Delaware limited partnership

By: Brazos Sports Retail Management, Inc., a Delaware corporation, its sole general partner

By: D-J Gock
Name: DAVID GOCHMAN
Its: Officer

STATE OF TEXAS §

COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me this 12th day of June, 2007, by David Gochman, a Officer of Brazos Sports Retail Management, Inc., a Delaware corporation, as general partner of Brazos Sports Retail, L.P., a Texas limited partnership, on behalf of such corporation and such limited partnership.

Georgia A. Edgar
Notary Public
STATE OF TEXAS
My Comm. Exp. Dec. 28, 2010

Notary Public, State of Texas

Name and Address of New owner:
GRANTEE'S ADDRESS:

Halle Properties, L.L.C.
20225 North Scottsdale Road
Scottsdale, Arizona 85255
Attn: James Sihasek, Esq.

Name and Address of where to Send Tax Bills:

Same

Map + Parcel # 26-159.00

Exhibit A

Legal Description

LAND IN THE TENTH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE BEING ALL OF LOT 3 ON THE FINAL PLAT OF DISKIN/BANNEN SUBDIVISION OF RECORD IN INSTRUMENT# 20010703-0070466, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE PROPERTY CONVEYED TO BRAZOS SPORTS RETAIL, L.P., A DELAWARE LIMITED PARTNERSHIP BY SPECIAL WARRANTY DEED FROM YANIQUE DISKIN, AN UNMARRIED PERSON OF RECORD IN INSTRUMENT# 20011116-0125839, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Exceptions

All recorded easements, restrictions, liens and encumbrances relating to the Property that are set forth as exceptions in the title insurance policy issued to Grantee by First American Title Insurance Company in connection with this Special Warranty Deed.