Davidson County DEEDWARR
Recvd: 07/11/07 16:04 3 pgs
Fees:18.00 Taxes:9620.00
20070711-0082810

30x44 **THIS INSTRUMENT PREPARED BY:** ALLEN D. LENTZ **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is ~~$2,600,~~000.00. **Affiant** Subscribed and sworn to before me, this 11th day of July, 2007. Notary Public My Commission Expires: 1/31/10 LINDA TURNER RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Ebon Falcon LLC 515 Great Circle Road Nashville TN 37228	Same	070-11-0 010.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TAYLOR IMPRESSION PARTNERS,** a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **EBON FALCON, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 32A on the plan of MetroCenter Resubdivision of Lot 32, Section 20, as of record in Book 8250,

page 765, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Together with all easement rights appurtenant to former Lot 32 (as shown on the Plat recorded at Book 6200, page 7, Register's Office for Davidson County, Tennessee) created under that certain Deed of Declaration of Easements of record in Book 6281, page 307, said Register's Office.

Being the same property conveyed to Taylor Impression Partners, a Tennessee general partnership, by deed from Russell Maddox, of record in Book 10727, page 430, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. 2007 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 8250, page 765, Register's Office for Davidson County, Tennessee.

3. Declaration of Special Covenants and Restrictions of record in Book 10542, page 299, Register's Office for said County.

4. Restrictive Covenants of Mat-Nel Company of record in Book 4784, page 659, as amended in Book 5792, page 787, Book 7012, page 61, and made applicable in Book 7012, page 62, said Register's Office.

5. Restrictive Covenants in favor of MetroCenter Properties of record in Book 5242, page 389, as amended in Book 7012, page 61, said Register's Office.

6. Restrictive Covenants in favor of Arbys, Inc. of record in Book 9382, page 56, said Register's Office.

7. Restrictive Covenants in favor of Taco Bell Corp. of record in Book 9420, page 176, said Register's Office.

8. The Declaration of Covenants, Conditions and Restrictions in favor of MetroCenter Improvements Association of record in Book 7487, page 952, as amended in Book 10602, page 499, said Register's Office.

9. Deed of Declaration of Easements of record in Book 6281, page 307, said Register's Office.

This is improved property known as 515 Great Circle Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; Grantor does further covenant and bind itself, its successors and assigns, to specially warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 11th day of July, 2007.

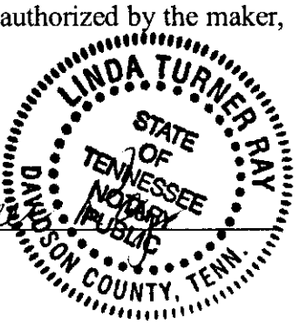
TAYLOR IMPRESSION PARTNERS

By: James P. Mason
James Phillip Mason
Its: Managing General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Phillip Mason**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing General Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 11th day of July, 2007.



Notary Public

My Commission Expires: 1/23/10