OWNER/RESPONSIBLE TAXPAYER:
Coconuts, LLC
500 Henley Street, Suite 200
Knoxville, TN 37902
Tax I.D. No. 142-143

THIS INSTRUMENT PREPARED BY:
Joseph H. Huie, Attorney
CROLEY, DAVIDSON & HUIE, PLLC
1500 First Tennessee Plaza
Knoxville, Tennessee 37929
File No. 85552

WARRANTY DEED

THIS INDENTURE made as of this 13th day of July, 2007, between JRN, INC., a Tennessee corporation, First Party, and COCONUTS, LLC, a Tennessee limited liability company, Second Party:

WITNESSETH

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Second Party, the real property described as follows:

Being a tract of land in the western portion of Davidson County, lying in the 22nd Council District of Nashville, Tennessee. Bounded on the northeast by Right-of-Way (R/W) of US Highway 70 South also known as Bristol Memphis Highway and State Route 1 (R/W varies), on the southeast by Byrd, Mann, McAffee, Neal, Watson etal as recorded in Instrument #200103200026647 Registers Office Davidson County (RODC), on the southwest by Hickory 1, LLC as recorded in Instrument #20030102-0000641 RODC, on the northwest by R/W of Coley-Davis Road (R/W varies). Tract being described as follows:

POINT OF BEGINNING being a found iron rod with a Cherry Land Surveying Cap, said point lying on the southerly R/W margin of US Hwy. 70 South, said point being North 48°46'57" East 12.75 feet from the northeast corner of Lot 7 of the Final Plat of the Re-subdivision of Lot 7 Galleries at Bellevue as recorded in Plat Instrument #20010306-0021171 RODC; thence leaving said R/W margin and running with said common line of Lot 7 South 48°46'57" West 303.66 feet to a found iron rod with a Cherry Land Surveying cap, passing a found 3/8" iron rod at 12.72 feet; thence North 41°06'28" West 195.58 feet to a found iron rod with a Cherry Surveying cap on the southerly R/W margin of Coley-Davis Road; thence with said R/W margin and a curve to the left having a radius of 408.57 feet, an arc length of 20.66 feet, a central angle of 2°53'51", a chord bearing and distance of North 37°49'08" East 20.66 feet to a found iron rod; thence continuing with said R/W margin North 36°30'16" East 161.50 feet to a found iron rod; thence with a curve to the right merging into the southerly R/W margin of US Hwy. 70 South having a radius of 50.00 feet, an arc length of 77.76 feet, a central angle of 89°06'40", a chord bearing and distance of North 81°05'13" East 70.16 feet to a found PK nail; thence North 34°42'10" East 2.18 feet to a found Drill Hole; thence with a curve to the left having a radius of 1933.73 feet, an arc length of 207.06 feet, a central angle of 6°08'06", a chord bearing and distance of South 59°10'00" East 206.96 feet to the point of beginning. Containing 57,998 square feet or 1.33 acres. Bearings based on Instrument #200310150153055 RODC.

BEING the same property conveyed to JRN, Inc. by Warranty Deed from Tri Star Energy, LLC, dated October 14, 2003, and recorded as Instrument No. 20031015-0153055, in the Davidson County Register's Office.

Davidson County DEEDWARR
Recvd: 07/16/07 12:40 4 pgs
Fees:23.00 Taxes:4070.00
20070716-0084329

TOGETHER with appurtenant easements contained in that Reciprocal Easement and Operation Agreement recorded in Book 8323, page 183, as amended in Book 8394, page 993, as amended in Book 9214, page 962, as amended in Book 9720, page 53; as affected by Memorandum of Agreement between The Bellevue Galleries, L.P. and Toys "R" US, Inc., dated July 3, 1991, of record in Book 8395, page 6, as amended by Instrument Nos. 20070716 0084322, 20070716 0084323, 20070716 0084324, 20070716 0084325, 20070716 0084326 **and** 20070716 0084327 **all in the Davidson County Register's Office.**

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein, including homestead. **TO HAVE AND TO HOLD** the same unto the Second Party, its successors and assigns forever.

AND said First Party, for itself and its successors and assigns, does hereby covenant with said Second Party, its successors and assigns, that it is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances and that he will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever; provided, however, this conveyance is made subject to the matters set forth on Exhibit "A" attached and 2007 taxes which shall be prorated as of the date of closing and which Second Party assumes and agrees to pay. Notwithstanding the foregoing, the First Party makes no warranty or representation with respect to the Easements.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder has caused this instrument to be executed as of the day and year first above written.

JRN, INC.

By: Clay M. Neal
CLAY M. NEAL
Title: VICE PRESIDENT

STATE OF TENNESSEE

COUNTY OF MAURY

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, Clay M. Neal, 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 Vice President of JRN, INC., the within named bargainor, a Tennessee corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and official seal at office this 5th day of July, 2007.

Susan Van Dusen
Notary Public

My Commission Expires:01-22-08

SUSAN VAN DUSEN NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $1,100,000.00.

Clay M. Neal

Affiant

Subscribed and sworn to before me this 5th day of July, 2007.

Susan Van Dusen

Notary Public

My Commission Expires: 01-22-08

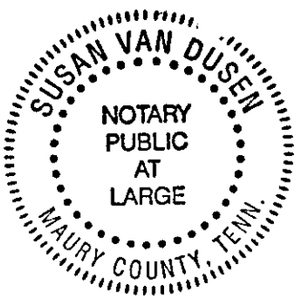


EXHIBIT "A"

1. Easement Agreement between JRN, Inc., and Byrd, Mann, McAfee, Neal, Watson, Bellevue, Tennessee #2 Realty, a joint venture, dated October 9, 2003, and recorded as Instrument No. 20031015-0153056, in the Davidson County Register's Office.

2. Covenants and restrictions contained in the deed to JRN, Inc., recorded Instrument No. 20031015-0153055, in the office of the Davidson County Register of Deeds.

3. Matters depicted or disclosed by survey of Douglas W. Ball-Chandler, Lattitude Land Surveying, Inc., 441 Donelson Pike, Suite 300, Nashville, TN, RLS 2588, dated October 6, 2006, revised on April 18, 2007, Job No. 2006-001.

4. Covenants and restrictions contained in the Restrictive Use Covenant Agreement by JRN, Inc. to TRU 2005 RE I, LLC, recorded as Instrument No. 20070716000843 21, in the Davidson County Register's Office.