FOR RECORDING PURPOSES

LTIC File No. 40633

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $1,003,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: August 1, 2007

NOTARY PUBLIC

COMMISSION EXPIRES: 03/22/08

PAMELA PEARRE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Stacey L. Robinson
Seyfarth Shaw LLP
131 South Dearborn Street
Suite 2400
Chicago, IL 60603

Davidson County DEEDWARR
Recvd: 08/01/07 10:45 3 pgs
Fees:18.00 Taxes:3711.10

20070801-0091254

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
901 Cowan Partners, an Illinois general partnership c/o Monroe Acquisition Partners, LLC 30 West Monroe Street Suite 100 Chicago, IL 60603	Same	#82-2/80

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND SUCH OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **GEORGE W. STINSON, an individual, and ED D. LEWIS, an individual,** COLLECTIVELY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **901 COWAN PARTNERS, an Illinois general partnership,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

This is improved property, known as 901 Cowan Street, Nashville, Tennessee 37207.

Land in Davidson County, Tennessee, being Lot No. 1, on the plan of

Cowan Industrial Park, Section 3, as shown on plat of record in Plat Book 5050, Page 55, in the Register's Office of Davidson County, Tennessee, as more particularly described according to a survey by A & A Engineers, dated August 22, 1978, containing Building B-1, as follows:

Beginning at a point on the easterly margin of Cowan Street, said point being the southwestern point of said lot; thence North 12 deg. 40' West, 320 feet; thence around a curve to the right, said curve being the northwest corner of said lot; 39.37 feet to a point; thence continuing easterly 87.57 feet to a point; thence South 81 deg. 10' East, 298.45 feet to a point; thence South 8 deg. 50" West, 337.20 feet to a point; thence North 83 deg. 02" West, 282.00 feet to the same point of beginning, containing 2.73 acres, more or less.

Being the same property conveyed to George W. Stinson and Ed D. Lewis by Deed of record in Book 9333, page 141, recorded May 4, 1994, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns, forever; we so covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; we do further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular numbers shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signatures on following page]

Witness my hand this 31 day of July, 2007.

GRANTOR:

George W. Stinson

Ed D. Lewis

STATE OF KENTUCKY

COUNTY OF JEFFERSON

Personally appeared before me, Mandy Thomas, a Notary Public, George W. Stinson, an individual and resident of the State of Kentucky, to me personally known (or proven to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same and that by their signatures executed the instrument.

Witness my hand, at office, this 31st day of July, 2007.

Mandy K. Thomas
Notary Public
My commission expires: June 28, 2010

MANDY KAY THOMAS NOTARY PUBLIC STATE AT LARGE, KENTUCKY My Commission

STATE OF KENTUCKY

COUNTY OF JEFFERSON

Personally appeared before me, Mandy Thomas, a Notary Public, Ed D. Lewis, an individual and resident of the State of Kentucky, to me personally known (or proven to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same and that by their signatures executed the instrument.

Witness my hand, at office, this 31st day of July, 2007.

Mandy K. Thomas
Notary Public
My commission expires: June 28, 2010

MANDY KAY THOMAS NOTARY PUBLIC STATE AT LARGE, KENTUCKY My Commission