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This Instrument Was Prepared By:
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Miller & Martin PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 08/02/07 15:12 4 pgs
Fees:23.00 Taxes:1831.50
20070802-0092138

Address New Owner(s):	Send Tax Bills to	Tax Information:
Red River Investments, LLC	New Owner	Map: 60-04
3650 Trousdale Drive		Parcel: 110
Nashville, TN 37204		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WILLIAM M. COATS, unmarried, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to RED RIVER INVESTMENTS, LLC, a Tennessee limited liability company, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved land located at 0 West Maplewood Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

AND Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of July, 2007.

William M Coats
WILLIAM M. COATS

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, WILLIAM M. COATS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2007.

JEAN P. SHEARER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

Jean P. Shearer
Notary Public
My Commission Expires: 1-23-2010

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $495,000.

Affiant

Subscribed and sworn to before me,
this 30th day of July, 2007.

Jean P. Shearer
Notary Public
My Commission Expires: 1-23-2010

JEAN P. SHEARER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

PROPERTY DESCRIPTION

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE BOUNDED ON THE EAST BY THE WESTERLY MARGIN OF DICKERSON PIKE, BOUNDED ON THE SOUTH BY THE NORTHERLY MARGIN OF W. MAPLEWOOD LANE, BOUNDED ON THE WEST BY THE DOWNSIDE RISK PROFESSIONAL PROPERTIES, GP PROPERTY, AS OF RECORD IN INSTRUMENT NUMBER 200508100094612-R.O.D.C.,TN. BOUNDED ON THE NORTH BY THE MAVERICK MANAGEMENT, LLC PROPERTY, AS OF RECORD IN INSTRUMENT NUMBER 200208150099038-R.O.D.C., TN, AND THE RTM DEVELOPMENT COMPANY PROPERTY, AS OF RECORD IN DEED BOOK 10511, PAGE 971-R.O.D.C., TN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN, SAID IRON PIN BEING THE SOUTHEAST CORNER OF THE RTM DEVELOPMENT COMPANY PROPERTY, AS DESCRIBED IN DEED BOOK 10511, PAGE 971-R.O.D.C., TN, AND THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED HEREIN; THENCE, WITH THE WESTERLY MARGIN OF DICKERSON PIKE, S08°15'12"W, 208.97' TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 90°04'48", A RADIUS OF 30.00', A LENGTH OF 47.17'. AND A CHORD BEARING AND DISTANCE PF S53°17'36"W, 42.46' TO A POINT IN THE NORTHERLY MARGIN OF W. MAPLEWOOD LANE; THENCE, WITH SAID MARGIN, N81°40'00"W, 259.96'; THENCE, A COMMON LINE WITH THE MAVERICK MANAGEMENT, LLC PROPERTY, AS OF RECORD IN INSTRUMENT NUMBER 200208150099038-R.O.D.C., TN, AND THE RTM DEVELOPMENT COMPANY PROPERTY, AS OF RECORD IN DEED BOOK 10511, PAGE 971-R.O.D.C., TN, S83°01'02"E, 290.07' TO THE POINT OF BEGINNING CONTAINING 68,130 SQUARE FEET OR 1.564 ACRES, MORE OR LESS.

BEING PART OF THE PROPERTY CONVEYED TO WILLIAM M. COATS, UNMARRIED BY WARRANTY DEED FROM SLINGSHOT NETWORKS, LLC, NOW KNOWN AS QWEST DIGITAL MEDIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT #20010711-0073877, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT A

PERMITTED EXCEPTIONS

1. Taxes and assessments due in **2007**, and subsequent years, not yet due and payable.

2. If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provision of TCA 67-5-603, et seq.

3. No insurance is afforded as to the acreage or square footage contained in the insured property.

4. Terms and conditions of Restrictive Covenant by and between William M. Coats and Mid-State Automotive Distributors, Inc. of record in Instrument# 20021105-0135804, in the Register's Office for Davidson County, Tennessee.

5. All matters as shown on the First Revision of Coats Industrial Park of record in Instrument# 20030107-0002916, in the Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreement by and between Bill Coats and the Metropolitan Government of Nashville and Davidson County of record in Instrument # 20021125-0145932, in the Register's Officer for Davidson County, Tennessee. See also Instrument Nos. 20050228-0021754 and 20050826-0102691, said Register's Office.

7. 10' Utility & Drainage Easement of record in Plat Book 7900, page 187, Register's Office of Davidson County, Tennessee.

8. Detention Easement of record in Instrument No. 20021125-0145931, in the Register's Office of Davidson County, Tennessee.

9. All matters as shown on the survey of Walgreen Co. dated March 16, 2007, last revised July 25, 2007, prepared by Jeffrey K. Kimbro, RLS No. 1756, Thornton & Associates, Inc., Madison, Tennessee.

EXHIBIT B