This instrument prepared by:
Smith Moore LLP
300 North Third Street
Suite 301
Wilmington, North Carolina
28401

Davidson County DEEDWARR
Recvd: 08/27/07 10:16 5 pgs
Fees:28.00 Taxes:3700.00
20070827-0102227

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edge Investment Properties, LLC, a Florida limited liability company	Edge Investment Properties, LLC	Map 86-0
120 Alexandria Boulevard, Suite 18	120 Alexandria Boulevard, Suite 18	Parcel 332
Oviedo Florida 32765	Oviedo Florida 32765	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Kinner, Inc., an Illinois corporation, (herein :Grantor") has this day bargained and sold, and do hereby transfer and convey unto the said Edge Investment Properties, LLC, a Florida limited liability company, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

SEE EXHIBIT A ATTACHED HERETO.

STATE OF Florida
COUNTY OF Seminole — *The actual consideration or value whichever is greater, for this transfer is $ 1,000,000.00*

Affiant Edge Investment Properties, LLC By Scott M. Austin Member

Subscribed and sworn to before me this the 9th *day of* Aug *20* 07

Notary Public

My commission expires *(Affix Seal)*

Judy Rivera

JUDY RIVERA
MY COMMISSION # DD 550829
EXPIRES: September 11, 2010
Bonded Thru Notary Public Underwriters

This is improved property, known as 5582 Old Hickory Boulevard, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto and incorporated herein by this reference.

Grantor further covenants and binds itself and its heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the Grantor.

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

Witness my hand this 9 *day of* Aug, *2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

[Signature page to follow]

Signature page to Special Warranty Deed

KINNER, INC., an Illinois corporation

By: Virginia M. Kinner
Name: VIRGINIA M. KINNER
Title: PRESIDENT

STATE OF Florida
COUNTY OF Collier

Before me, Dave J. Desmarais, a Notary Public of the State and County aforesaid, personally appeared VIRGINIA M. KINNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HER self to be PRESIDENT of KINNER, INC., an Illinois corporation, the within named bargainor, a corporation, and that she as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by her self as President.

Witness my hand and official seal, at office in Marco Island, FL, this 10 day of August, 2007.

Dave J. Desmarais
Notary Public
My Commission Expires: 1-29-11

DAVE J. DESMARAIS
MY COMMISSION # DD 634208
EXPIRES: January 29, 2011
Bonded Thru Notary Public Underwriters

Exhibit A

Tract 1:

A parcel of land located on Old Hickory Boulevard in the Fourteenth Councilmanic District of Nashville, Davidson County, Tennessee, being Lot 1C on the Resubdivision of Lot 1A, Northlake Village, as of record in Book 7900, page 723, Register's Office for Davidson County, Tennessee, being further described as follows:

Commencing at an iron rod in the northeastern Right-of-way of Old Hickory Boulevard, said iron rod being the common corner between Northlake Village and Hermitage Woods, Phase 2A, as of record in Book 4860, page 62 through 64, Register's Office for Davidson County, Tennessee, thence with the Right-of-Way of Old Hickory Boulevard North 36 deg. 16' 04" West a distance of 8.54 feet to a concrete Right-of-Way monument; thence continuing with said Right-of-Way North 33 deg. 18' 30" West 194.67 feet to an iron rod being the true point of beginning; thence continuing with said Right-of-Way North 33 deg. 18' 30" West a distance of 242.35 feet to an iron rod; thence leaving said Right-of-Way North 11 deg. 41' 30" East a distance of 216.30 feet to an iron rod; thence South 78 deg. 20' 37" East a distance of 171.37 feet to an iron rod; thence South 11 deg. 41' 30" West a distance of 387.78 feet to the true point of beginning. The above described parcel contains 51,760.22 square feet or 1.188 acres, more or less.

Being the same property conveyed to Kinner, Inc., an Illinois corporation by Special Warranty Deed from PRS Hermitage, LLC, a Tennessee limited liability company, of record in Instrument No. 20001012-0101584, Register's Office for Davidson County, Tennessee.

Tract 2:

NON-EXCLUSIVE easement rights of the insured granted by Reciprocal Easement Agreement of record in Book 9520, page 70, amended in Book 10123, page 924, and consented to in Book 10123, page 929, said Register's Office.

Exhibit B

List of Encumbrances to Title

1. Taxes for the year of 2007 a lien, not yet due and payable.

2. Acts of purchaser (Grantee) and those parties acting through or for purchaser (Grantee).

3. Subject to all matters shown on the Plan of Resubdivision of Lot 1A Northlake Village of record in Plat Book 7900, page 723, Register's Office of Davidson County, Tennessee.

4. Subject to all matters shown on the Plan of Resubdivision of Lot IA Northlake Village of record in Plat Book 9700, page 35, Register's Office of Davidson County, Tennessee.

5. Memorandum of Lease between PRS Hermitage, LLC, a Tennessee limited liability company, as Landlord, and Outback/Bluegrass-II, Limited Partnership, a Florida limited partnership, as Tenant, of record in Instrument No. 20001012-0101582, said Register's Office, the interest of the Landlord having been assigned to Kinner, Inc. by Assignment of Lessor's Interest in Lease by and between PRS Hermitage, LLC, a Tennessee limited liability company, Assignor and Kinner, Inc, an Illinois corporation, Assignee, of record in Instrument No. 20001012-0101583, said Register's Office.

6. Easements to Metropolitan Government of Nashville and Davidson County, as set for in instrument of record in Book 5539, page 783 and Book 5539, page 784, said Register's Office.

7. Declaration of Restrictive Covenants of record in Book 7671, page 959, Register's Office for Davidson County, Tennessee.

8. Terms, Provisions and Easements as set forth in Book 7658, page 108, said Register's Office.

9. Terms and provisions and rights of others in and to the Reciprocal Easement Agreement of record in Book 9520, page 70, amended in Book 10123, page 924, and consented to in Book 10123, page 929, said Register's Office.

10. Survey of John Coke Smith III, of Smith Surveyors, Inc., Job #05300760, dated May 30, 2007, last revised August 6, 2007, shows front setback line of 62', rear setback line of 20'; chain fink fence crossing front portion of property and encroaching 22.80' unto road right of way; overhead electric line crossing front of property; curb projecting 5.16' over property line in rear; and reciprocal usage ingress, egress, and parking on adjacent property; 20' water easement on east, west, and south sides of property; 20' water easement and 15' electric easement parallel to frontage on Old Hickory Boulevard; note that no direct access is available to Old Hickory Boulevard from subject lot (access to Old Hickory Boulevard is provided per the Reciprocal Easement Agreement recorded in Book 9520, page 70, as amended); and slight variance in calls and distances as between survey and deed.