This Instrument Prepared By: Return to Box 51B
WYATT, TARRANT & COMBS, LLP (BAS)
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 08/31/07 16:16 5 pgs
Fees:28.00 Taxes:4070.00
20070831-0105317

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel No.:
KENNERAVE.HFP/BNA.LLC **4429 Warner Place** **Nashville, Tennessee 37205**	**SAME**	**103-15-0-029.00**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **KENNER AVENUE HOLDING CORP., INC.** ("Grantor"), a Tennessee corporation, has bargained and sold and does hereby transfer and convey unto **KENNERAVE.HFP/BNA.LLC** (referred to hereinafter as "Grantee"), a Tennessee limited liability company, its successors and assigns, a certain tract of land located in Davidson County, Tennessee, as further described in **Exhibit A**, attached and incorporated by reference (the "Property"). The Property is improved property known as 100 Kenner Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to said Grantee, its successors and assigns forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has a good right to sell and convey the same; and that the same is unencumbered, except for (1) 2007 Davidson County real property taxes, a lien due but not yet due and payable; (2) all matters shown on the Plan of record in Book 421, page 155, said Register's Office; (3) Sewer Easement conveyed to the Metropolitan Government of Nashville

and Davidson County, acting by and through the Electric Power Board, to Grace's Realty Company, of record in Book 4457, page 514, said Register's Office; and (4) Permanent Easement and right-of-way for electric lines for ingress and egress conveyed to the City of Nashville, as set forth in Book 2031, page 7, said Register's Office.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons by and through Grantor but not otherwise.

[the remainder of this pager has been intentionally left blank]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31st day of August, 2007.

GRANTOR:

KENNER AVENUE HOLDING CORP., INC.

By: _____
Dr. Jeffrey Eskind, President

[The remainder of this page has been intentionally left blank.]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer is $1,100,000.00

KENNERAVE.HFP/BNA.LLC

By: _____
Print Name: George Hubert
Title: President

Subscribed and sworn to before me, this 31st day of August, 2007.

_____
NOTARY PUBLIC

BRENDI E. KAPLAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires:
MY COMMISSION EXPIRES: March 22, 2008

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dr. Jeffrey Eskind, 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 President of Kenner Avenue Holding Corp., Inc., a Tennessee corporation, the within named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Kenner Avenue Holding Corp., Inc., by himself as such President.

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-24-08

EXHIBIT A
(Property Description)

The Land referred m in this Commitment is described as follows:

Land in Davidson County, Tennessee, being the southerly parts of Lots 1 and 2 on the Map of Bransford Company's Subdivision of Lots 4 and 5 of Kenner Manor Subdivision, of record in Book 421, page 155, Register's Office for Davidson County Tennessee.

Said parts of said Lots adjoin and front together 68.5 feet on the northeasterly side of Kenner Avenue and run back between back lines, 205.5 feet, more or less, on a northwesterly line of Lot 1 and 197.22 feet, more or less, on the southeasterly line of Lot No. 2 to a dead line in the rear, measuring 80 feet, more or less, thereon, said dead line being the southwesterly line of the property conveyed to the City of Nashville, by deed of record in Book 2031, page 7, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to KENNER AVENUE HOLDING CORP., INC., by deed from GRACE'S, INC. A TENNESSEE CORPORATION, of record in Book 8805, page 300, dated December 4,1992, said Register's Office.