This Instrument Prepared by:
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File No. 17034-4
Davidson County Box 14-A
Map 080-00-0
Parcels 044.00 and 050.00

Davidson County DEEDWARR
Recvd: 09/20/07 08:37 3 pgs
Fees:18.00 Taxes:11100.00
20070920-0112399

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN.

WARRANTY DEED

THIS INDENTURE, made this 12th day of September, 2007 between **JRBR HOLDING, LLC**, a Tennessee limited liability company with a mailing address of 3590 West Picacho Avenue, Las Cruces, NM 88007-4725 ("Grantor") and **HGC, LIMITED PARTNERSHIP,** a Tennessee limited partnership with a mailing address of 5508 Lonas Road, Knoxville, TN 37909 ("Grantee").

WITNESSETH: that Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises, to wit:

SITUATED in the Twentieth (20th) Civil District of Davidson County, Tennessee and being known and designated as Parcels 44 and 50 of Tax Map 80, being more particularly described as follows:

Commencing at the intersection of Centennial Blvd and the north lane of Briley Parkway; thence North 76 degrees 41 minutes 07 seconds East a distance of 833.90 feet to an iron rod, said iron rod being the Point of Beginning.

Thence from the Point of Beginning the following twelve (12) courses:

1. Thence North 54 degrees 17 minutes 46 seconds West a distance of 148.47 feet to an iron rod;
2. Thence North 31 degrees 47 minutes 11 seconds East a distance of 348.75 feet to an iron rod;
3. Thence along a curve to the left with a radius of 1088.00 feet and an arc length of 178.27 feet, and having a chord bearing of South 78 degrees 24 minutes 41 seconds East a distance of 178.17 feet to an iron rod;

4. Thence South 84 degrees 00 minutes 23 seconds East a distance of 361.49 feet to an iron rod;
5. Thence South 83 degrees 30 minutes 15 seconds East a distance of 201.63 feet to an iron rod;
6. Thence along a curve to the right with a radius of 475.00 feet and an arc length of 332.73 feet, and having a chord bearing of South 63 degrees 35 minutes 54 seconds East a distance of 325.97 feet to an iron rod;
7. Thence South 42 degrees 44 minutes 12 seconds East a distance of 238.45 feet to an iron rod set;
8. Thence along a curve to the left with a radius of 460.00 feet and an arc length of 225.18 feet, and having a chord bearing of North 80 degrees 17 minutes 55 seconds West a distance of 223.93 feet to an iron rod;
9. Thence South 85 degrees 04 minutes 42 seconds West a distance of 310.26 feet to an iron rod;
10. Thence South 85 degrees 04 minutes 45 seconds West a distance of 50 feet to an iron rod set;
11. Thence North 68 degrees 25 minutes 07 seconds West a distance of 113.32 feet to an iron rod;
12. Thence South 85 degrees 42 minutes 02 second West a distance of 200.28 feet to an iron rod, said iron rod being the Point of Beginning.

BEING the same property conveyed to Grantor by deed from Southern Tank Leasing, Inc., an Alabama corporation dated May 10, 2004 and recorded as Instrument No. 20040519-0058532 in the Register's Office for Davidson County, Tennessee.

And said Grantor, for itself and for its successors and assigns, does hereby covenant with Grantee, 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 except (a) real property taxes for the year 2007, which have been prorated and assumed by Grantee and (b) those matters shown on Schedule B-Section II of Title Commitment No. 07020135 issued by Old Republic National Title Insurance Company to Grantee, and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunder set its hand and seal the day and year first above written.

JRBR HOLDING, LLC
A Tennessee limited liability company

By: _____
Its: Managing Member

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

I, Jo Ann Smith, a Notary Public in and for said State and County aforesaid, do hereby certify that Royal Jones, personally acquainted and who, upon oath, acknowledged himself/herself to be the Managing Member of **JRBR Holding, LLC**, a Tennessee limited liability company, the within named bargainor, and that he/she as such Managing Member, being duly and fully authorized so to do by all necessary company action, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself/herself as Managing Member.

WITNESS my hand and seal at office this 12th day of September, 2007.

_____
Notary Public

My Commission Expires: 5-22-2010

JO ANN SMITH
STATE OF TENNESSEE
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF KNOX

The actual value or consideration, whichever is greater, for this transfer is $3,000,000.00.

_____

Subscribed and sworn to before me this 17th day of September, 2007.

_____
Notary Public
My Commission expires: 11/22/10

BRANDY K. PIRK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
New Owner
HGC, Limited Partnership
P.O. Box 10146
Knoxville, TN 37939

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