SPECIAL WARRANTY DEED

FROM: Germantown Partners, LLC, Grantor

TO: Five Point East, LLC, Grantee

This instrument was prepared by:
Timothy L. Meyer
Stites & Harbison PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

Address New Owner (s) as follows:

Five Point East, LLC
5250 Virginia Way, Suite 100
Brentwood, Tennessee 37027

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:

SAME

Map-Parcel Number

083-09-0-486.00

Davidson County DEEDWARR
Recvd: 09/25/07 15:16 4 pgs
Fees:23.00 Taxes:1110.00

20070925-0114438

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Thousand and No/100 Dollars ($300,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 21st day of September, 2007.

STELLA M. McDANIEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public

My Commission Exp. Nov. 22, 2008

My Commission Expires:

FOR AND IN CONSIDERATION OF the sum of Three Hundred Thousand and No/100 Dollars ($300,000.00), the receipt and sufficiency of which are hereby acknowledged, **GERMANTOWN PARTNERS, LLC** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **FIVE POINT EAST, LLC** ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 1105 Woodland Street, Nashville, Davidson County, Tennessee 37206.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B, which is attached hereto and incorporated herein by this reference.

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

And Grantor does covenant and bind Grantor, his heirs, successors and assigns, to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 21st day of September, 2007.

GRANTOR:

GERMANTOWN PARTNERS, LLC, a Tennessee limited liability company

By: _____

Print Name: Andrée Akers LeQuire

Title: Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Stella M. McDaniel, a Notary Public of said County and State, Andrée Akers LeQuire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Chief Manager (or other officer authorized to execute the instrument) of GERMANTOWN PARTNERS, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as its Chief Manager.

Witness my hand and seal, at Office in Nashville, Tennessee, this 21st day of September, 2007.

STELLA M. McDANIEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

_____
Notary Public

My Commission Exp. Nov. 22, 2008

My Commission Expires: _____

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lots Nos. 5 and 6 on the plan of the Second Re-Subdivision of the Bransford-McWhirter Subdivision of the Allison Place of record in Plat Book 332, Page 20, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Beginning at a point 91.3 feet easterly from the northeast corner of Woodland and North 11th Street, along the northerly margin of Woodland Street; thence along the northerly margin of Woodland Street 103.3 feet to the corner of Lot Nos. 4 and 5; thence with the line between the said two lots northwardly 152.3 feet to a stake on the southerly margin of an alley; thence with said alley westwardly 100 feet to the corner of Lot Nos. 6 and 7; thence with the line between said two lots southwardly 140 feet to the point of beginning.

Being the same property conveyed to GERMANTOWN PARTNERS, LLC by deed from BILL BRIMM, LINDSAY FAIRBANKS, ANDREW KRICHELS, JOHN MULLIN AND MICHAEL RHODES by deed of record in Instrument Number 20020709-0082525, Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2007 and subsequent years. Davidson County taxes for 2007, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 332, page 20, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in instrument of record in Book 8421, page 605, said Register's Office.