This Instrument Was Prepared By:
BAKER, CAMPBELL & PARSONS
Attorneys At Law
200 Fourth Avenue North, Suite 1000
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 11/02/07 08:02 7 pgs
Fees:38.00 Taxes:10545.00
20071102-0129201

Address New Owner & Send Tax Bills To:

565 Brick Church Park, LLC
565 Brick Church Park Drive
Nashville, Tennessee 37207

Map & Parcel Number:

Map 60, Parcel 95

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **Jamison Bedding, Inc.,** a Tennessee corporation (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **565 Brick Church Park, LLC,** a Tennessee limited liability company (hereinafter referred to as the "Grantee"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantor, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, its successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B which is attached hereto and made a part hereof by this reference.

The Grantor covenants that the Grantor is lawfully seized and possessed of the Property; that the Grantor has full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances made or suffered by the Grantor, except to the extent otherwise set forth in Exhibit B hereto; and the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same from, through or under the Grantor, but not otherwise.

Whenever in this instrument the terms Grantors and Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 1st day of November, 2007.

Jamison Bedding, Inc.,
A Tennessee corporation

By: _____
Frank C. Gorrell, III, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Frank C. Gorrell, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged himself to be the President of Jamison Bedding, Inc., a Tennessee corporation, and that he as such officer being authorized to do so, executed the within instrument for the purposes therein contained by signing the name of the corporation as such officer.

Witness my hand and notarial seal, this 31st day of October, 2007.

Notary Public For The State Of Tennessee
My Commission Expires: January 2[illegible]

KENNETH L. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,850,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of November, 2007.

Notary Public For The State Of Tennessee
My Commission Expires: 5/23/09

KIMBERLY H. WAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot 11 on the Plan of the Re-subdivision of Lots 1, 2 and 11, Brick Church Business Park, Phase Two, as of record in Book 8250, Page 379, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jamison Bedding, Inc., a Tennessee corporation, by deed from Charles W. Hawkins, III, Trustee, with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, as of record in Book 10282, Page 488, Register's Office for Davidson County, Tennessee.

This is improved property known as 565 Brick Church Park Drive, Nashville, Tennessee 37207.

Included in this transfer are Grantor's easement rights appurtenant to the hereinabove described property under an Access Easement Agreement between William H. Hawkins, Trustee, and Jamison Bedding, Inc., of record as Instrument No. 20040930-0117781, Register's Office for Davidson County, Tennessee, the burdened property being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 13 on the Plan of Brick Church Business Park, Phase Two, as of record in Plat Book 8250, Page 254, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

The easement area on the burdened property is more particularly described as follows:

Being an Ingress/Egress Easement, 24 feet in width, lying in Nashville, Davidson County, Tennessee, also being a portion of Lot 13 of the Resubdivision of Lot 12 Brick Church Business Park, as of record in Plat Book 9250, Page 234, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

COMMENCING at an iron rod set at the intersection of the northerly property line of the property of Seawell J. Brandau, as of record in Instrument No. 20000907-0088801, at the Register's Office for Davidson County, Tennessee, also being Lot 12 of said Resubdivision of Lot 12 Brick Church Business Park, and the northerly right-of-way line of Brick Church Park Drive, 60 feet in width;

Thence with the northerly right-of-way line of Brick Church Park Drive, along a curve to the right, with an arc length of 31.36 feet, the radius of which is 310.00 feet, the central angle of which is 05 Deg 47 Min 43 Sec, the chord of which is North 32 Deg 17 Min 59 Sec East, 31.34 feet to the TRUE POINT OF BEGINNING;

Thence leaving the northerly right-of-way line of Brick Church Park Drive with an easement line through the property of Charles W. Hawkins, III, Trustee, as of record in Deed Book 7265, Page 969, at the Register's Office for Davidson County, Tennessee, also being Lot 13 of said Resubdivision of Lot 12 Brick Church Business Park, North 60 Deg 58 Min 30 Sec West, 46.92 feet to a point;

Thence North 57 Deg 21 Min 26 Sec West, 68.78 feet to a point;

Thence North 61 Deg 43 Min SO Sec West, 267.02 feet to a point in the easterly property line of the property of Jamison Bedding, Inc., as of record in Deed Book 10282, Page 488, at the Register's Office for Davidson County, Tennessee, also being Lot 11 of Brick Church Business Park, as of record in Plat Book 8250, Page 379, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of Jamison Bedding, Inc., North 27 Deg 49 Min 42 Sec East, 24.00 feet to a point;

Thence with an easement line through the property of said Charles W. Hawkins, III, Trustee, South 61 Deg 43 Min 50 Sec East, 268.12 feet to a point;

Thence South 57 Deg 21 Min 26 Sec East, 68.94 feet to a point;

Thence South 60 Deg 58 Min 30 Sec East, 49.72 feet to a point in the northerly right-of-way line of said Brick Church Park Drive;

Thence with the northerly right-of-way line of Brick Church Park Drive, along a curve to the left, with an arc length of 24.27 feet, the radius of which is 310.00 feet, the central angle of which is 04 Deg 29 Min 07 Sec, the chord of which is South 37 Deg 26 Min 24 Sec West, 24.26 feet to the POINT OF BEGINNING.

Containing 9,230 Square Feet (0.212 Acres more or less).

Being a portion of the same property conveyed to Charles W. Hawkins, III, Trustee, as of record in Deed Book 7265, Page 969, at the Register's Office for Davidson County, Tennessee.

By instrument recorded as Instrument No. 20040930-0117780, Register's Office for Davidson County, Tennessee, William H. Hawkins was appointed as Successor Trustee to replace Charles W. Hawkins, III.

Exhibit B

Exceptions

1. 2007 Davidson County taxes in the amount of $43,397.52.

2. Restrictive Covenants of record in Book 8255, Page 536, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 9338, Page 19, Register's Office for Davidson County, Tennessee.

4. All matters shown on the plan of record in Plat Book 8250, Page 379, Register's Office for Davidson County, Tennessee.

5. Easements for utilities serving the subject property.

CERTIFICATE OF AUTHENTICITY

I, Kenneth L. Campbell, do hereby make oath that I am a licensed attorney and, or, the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kenneth L. Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Kenneth L. Campbell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public For The State Of Tennessee
My Commission Expires: 05/23/09

KIMBERLY H. WAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Special Warranty Deed – 565 Brick Church Park, LLC
November 1, 2007