Davidson County DEEDWARR
Recvd: 11/07/07 08:45 4 pgs
Fees:23.00 Taxes:6567.50
20071107-0131181

THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 20750-6
Davidson County Box
14-A

ADDRESS NEW OWNER AS FOLLOWS:
2535 Franklin Road Partners
4121 Hillsboro Pike, Ste. 302
Nashville, TN 37215

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
Map 118-02
Parcel 074

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, PARK'S INVESTMENT, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to 2535 FRANKLIN ROAD PARTNERS, a Tennessee general partnership composed of Spiva Family Partners, a Tennessee general partnership, George N. Spiva, Nicholas L. E. Hill, and HNP Properties, a Tennessee general partnership hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being more particularly described as follows:

Beginning at a iron rod found in the west margin of Franklin Pike, said rod being the northeast corner of the property conveyed to The Elam Company as evidenced in Deed Book 8171, Page 870 R.O.D.C.,Tn.; thence, with said west margin of Franklin Pike S 16°11'36" E 124.40' to a iron rod set, said rod being the actual Point-Of-Beginning for this hereon described tract of land; thence, continuing with said margin S 16°11'38" E 297.50' to a point in the return curve to Horner Avenue; thence, with the return curve to the right, having a Central angle of 94°50'04", a radius of 20.56', a tangent length of 22.38', an arc-length of 34.04', and a chord bearing and distance of S 31°14'29" W 30.28' to a point in the north margin of Horner Avenue; thence, with said margin of Horner Avenue S 78°39'54" W 126.34' to an iron rod found, said rod being the southwest corner of this herein described tract and the southeast corner of the property conveyed to Wayne E. Morris, as evidenced in Deed Book 11189, Page 749 R.O.D.C.,Tn., and said rod also being in the east boundary line of the Kirkwood Heights Subdivision as shown in Plat Book 1130, Page, 22 R.O.D.C.,Tn.; thence, with said boundary to subdivision N 16°23'48" W 307.24' to a point in the east line of the property conveyed to Escell Frye(trustee) & James O. Udt of record in Instrument # 20070618-0072254 R.O.D.C.,Tn., also being the southwest corner of the aforementioned Elam Company Property; thence, with the south line of The Elam Company Property N 73°47'12" E 21.93' to a sounding in the asphalt witnessing said Elam's southwest corner, for a total distance of 149.28' to the Point-Of-Beginning containing 46,524 S.F., or 1.07 Acres more or less.

BEING the same property conveyed to Hae Yung Popkin and husband David S. Popkin, as tenants by the entireties, an undivided one-half interest, and as to Hyun Ja Park and son, Charles Park, as tenants in common, an undivided one-half interest by General Warranty Deed from The Melrose Partnership, a Tennessee general partnership of record in Book 9299, Page 734, Register's Office for Davidson County, Tennessee. The said Hae Yung Popkin died

between April 1994 and August 1995 and her interest vested in David S. Popkin as surviving tenant by the entirety. David S. Popkin, conveyed his undivided one-half interest to Hyun Ja Park, an undivided one-fourth interest and to Charles C. Park and wife, Hyun Mi Park, as tenants by the entireties, an undivided one-fourth interest by Special Warranty Deed in Book 9711, Page 264, and corrected in Book 9771, Page 533, said Register's Office. The said property was further conveyed to Charles Park and Hyun Ja Park with rights of survivorship, a fifty (50%) percent interest and to Charles Park and wife Hyun Mi Park, a fifty (50%) interest by Quitclaim Deeds from Charles Park, Hyun Ja Park, and Hyun Mi Park of record in Book 9823, Page 519, and Book 9823, Page 522, said Register's Office. The said property was further conveyed to Park's Investment, LLC by Quitclaim Deeds from Charles C. Park and wife, Hyun Mi Park and Hyun Ja Park, unmarried of record in Book 11156, Page 21 and Book 11156, Page 24, said Register's Office.

THIS is improved property, known as 2535 Franklin Road, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized representative this 31 day of October 2007.

Charles Park, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Charles Park, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Park's Investment, LLC, a Tennessee limited liability company, and who further acknowledged that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as President for the said limited liability company.

WITNESS my hand and official seal at Nashville, Tennessee, this 31 day of October 2007.

NOTARY PUBLIC
My Commission Expires: 3/22/09

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,775,000.00

Affiant

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

Notary Public
My commission expires _____

D. W. McMACKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES: SEPTEMBER 25, 2010

EXHIBIT "A"
Permitted Encumbrances

1. Taxes for the year 2008 and subsequent years, not yet due and payable, which have been prorated and assumed by the Grantees.
2. Easement Agreement of record in Book 8171, Page 880, Register's Office for Davidson County, Tennessee.
3. Easement Grant of record in Book 8192, Page 423, said Register's Office.
4. Matters shown on the Plats of record in Book 1130, Page 18 and Book 1130, Page 22, said Register's Office.
5. Matters shown on the ALTA/ACSM Survey of The Park's Investment, LLC Property by R.L. Montoya, Land Surveying, Rocky L. Montoya, R.L.S. #697, dated October 22, 2007, and revised October 31, 2007, as Job No. 07-10-64.