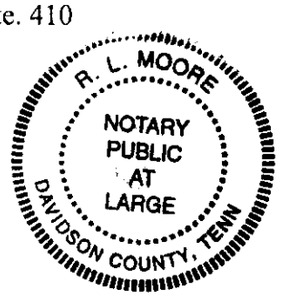
THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203



STATE OF TENNESSEE
COUNTY OF Tennessee

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF November, 2007

Notary Public

MY COMMISSION EXPIRES: May 4, 2008

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/26/07 10:22 3 pgs
Fees:18.00 Taxes:2312.50

20071126-0136848

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
701 Cowan Partners c/o Monroe Asset Management LLC 30 West Monroe Street, Suite 1000 Chicago, IL 60603	701 Cowan Partners c/o Monroe Asset Management LLC 30 West Monroe Street, Suite 1000 Chicago, IL 60603-	MAP 082-06-0
		PARCEL 001
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Charles Greer Southall and Marlene Edgarton Key and Martha Kay Southall Blakely, formerly known as Martha Kay Southall**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **701 Cowan Partners, an Illinois general partnership**

HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in the 5th Council District of Nashville, Davidson County, Tennessee, on the easterly margin of Cowan Street, North of Jefferson Street, said Land being Lot No. 1 Final Plat for CKM Properties recorded in Book 9700, page 683, Registers office for Davidson County, Tennessee, described according to an ALTA/ACSM Land Title survey dated 11-13-07 by Campbell McRae & Associates Surveying, Inc., (John Hood TN R.L.S. #1838) as follows:

Beginning at a nail (old) on the easterly margin of Cowan Street (80 foot wide R.O.W.), said nail being the southwest corner of the Tallman, Inc., of Delaware Land (Book 4207, page 602, Registers office for Davidson County, Tennessee); and the northwest corner of Lot No. 1, Final Plat for CKM Properties (Book 9700, page 683, Registers office for Davidson County, Tennessee; thence leaving said easterly margin with the line between said Tallman and said Lot No. 1, N 81 degrees 05' 03" E 200.47 feet to an iron rod (old) in the westerly margin of interstate highway 24; thence with said interstate margin South 09 degrees 34'34" E 97.89 feet to an iron rod (old); thence South 04 degrees 12' 00" W 2.21 feet to an iron rod (old) at the northeast corner of Lot No. 2 of said CKM Properties owned by Charles Ewing and Donna Ewing (Book 11725, page 360, Registers office of Davidson County, Tennessee); thence with said Ewing and the line between said Lot No. 1 and Lot No. 2 South 81 degrees 09' 28" W 198.19 feet to an iron rod (old) in the easterly margin of said Cowan Street; thence with said easterly margin with a curve to the right that has a radius of 469.47 feet a chord bearing and distance of N 12 degrees 03' 28" W. 41.14 feet for an ARC length of 41.15 feet to a survey nail (new); thence N 09 degrees 33' 08" W. 58.71 feet to the point of beginning containing 20005.45 square feet or 0.46 acres more or less.

Being the same property conveyed to Charles Greer Southall, Martha Kay Southall and Marlene Edgarton Key as partners d/b/a CKM Properties, by quitclaim deed from Tom H. Williams Successor Trustee as of record in Book 5994, page 181, Registers office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **701 Cowan Street, Nashville, TN 37207.**

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 heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever. Wherever

used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand(s) this the ~~14th~~ 15th day of November, 2007.

Charles Greer Southall

Martha Kay Southall Blakely, BY: Marlene Edgarton Key, Attorney in Fact

Martha Kay Southall by Marlene Edgarton Key, Attorney in Fact

Marlene Edgarton Key

Marlene Edgarton Key

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles Greer Southall** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of November, 2007.

My Commission expires May 24, 2008

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of November, 2007.

My Commission expires May 24, 2008

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marlene Edgarton Key, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Martha Kay Southall Blakely as her attorney in fact, as the free act and deed of the within named Martha Kay Southall Blakely.

Witness my hand and official seal at Nashville, Tn this 15th day of November 2007,

My commission expires: May 24, 2008

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN