THIS INSTRUMENT PREPARED BY:
Kenneth P. Ezell, Jr., Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
211 Commerce Street, Suite 1000
Nashville, TN 37201

Davidson County DEEDWARR
Recvd: 12/06/07 08:46 5 pgs
Fees:28.00 Taxes:3700.00
20071206-0141183

ADDRESS NEW OWNER
CRB Properties, LLC
1921 Elm Hill Pike
Nashville, Tennessee 37210

SEND TAX BILLS TO:
Same

MAP PARCEL
095-13-0-043

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

Affiant

Subscribed and sworn to before me this the 5th day of November, 2007.

Notary Public

MARILYN HYDE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY TENN.

My Commission Expires: 11/22/08

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 other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Elm Hill Partners**, a Tennessee general partnership (formerly known as Elm Hill Partners, LLC), hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto **CRB Properties, LLC**, a Tennessee limited liability company, hereinafter called "GRANTEE," its successors and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

The Property is transferred subject to the limitations, restrictions, and encumbrances set forth on **Exhibit "B**."

This is improved property known as 1921 Elm Hill Pike, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with said GRANTEE that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed on **Exhibit B** and representations and limitations as expressly provided for hereby; and GRANTOR does further covenant and bind itself, its successors, assigns and representative, to warrant and forever defend the title to the Property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not further or otherwise. 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 its hand this, the 5th day of November, 2007.

GRANTOR:

Elm Hill Partners, a Tennessee general partnership

By: _____
Melvin Goldman

Title: General Partner

Harvey Eisen
by Kenneth P. Ezell
Harvey S. Eisen
By: Kenneth P. Ezell, Jr., Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Melvin Goldman**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledge himself to be a General Partner of Elm Hill Partners, the within named bargainor, a Tennessee general partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as General Partner.

Witness my hand and seal, at office, in Nashville, Tennessee, this the 5th day of November, 2007.

Notary Public

My Commission Expires: 11/22/08

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named **Kenneth P. Ezell, Jr.**, to me known to be the person who executed the foregoing instrument as Attorney-in-Fact on behalf of Harvey S. Eisen, a General Partner of Elm Hill Partners, a Tennessee general partnership, the bargainor, and acknowledge that he executed the same as the free act and deed of said Harvey S. Eisen for the purposes therein contained.

Witness my hand and seal, at office, in Nashville, Tennessee, this the 5th day of November, 2007.

Notary Public

My Commission Expires: 11/22/08

N MBH 638378 v1
2699883-000002 11/15/2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 as shown on the map entitled Plan of Nationwide Subdivision, of record in Book 6900, Page 305, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Elm Hill Partners, LLC, by deed from Nationwide Warehouse Company, Ltd. of record in Book 9913, page 935, Register's Office for Davidson County, Tennessee. Elm Hill Partners, LLC has since merged with Elm Hill Partners, a Tennessee general partnership. Articles of Merger were filed with the Secretary of State on February 22, 2000, Control Number 0377278.

EXHIBIT "B"

THE FOREGOING DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Metropolitan Government and Davidson County taxes for the year 2008 and subsequent years.

2. Subject to all matters as shown on Plan of record in Book 6900, page 305, Register's Office for Davidson County, Tennessee