FROM: SEV MetroCenter, LLC, a Tennessee limited liability company

TO: First Tennessee Bank National Association, a national banking association

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
First Tennessee Bank National Association 165 Madison Avenue Ste 2000 Memphis, TN 38103 Attn: Corporate Real Estate	(same)	Map 70-16 Parcel 38

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of December, 2007.

Notary Public

My Comm. Expires: 11/22/10

BRANDY K. PARK
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, SEV MetroCenter, LLC, a Tennessee limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto First Tennessee Bank National Association, a national banking association, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 9F on the Plan of the Resubdivision of Lot 9E, MetroCenter, of record as Instrument No. 20070927-0115248, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description, and being further described according to a survey by R. Scott Cherry, Tenn. RLS No. 1512, dated July 7, 2007, last revised November 6, 2007, as follows:
>
> Beginning at an iron rod set on the northerly right-of-way line of

Davidson County DEEDWARR
Recvd: 12/12/07 15:57 4 pgs
Fees:23.00 Taxes:2775.00
20071212-0143316

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Rosa L. Parks Boulevard, (formerly known as Metrocenter Boulevard), at a corner common with Lot 9C on the Resubdivision of Lot 9C, Metrocenter of record in Instrument No. 20060420-0045276, Register's Office for Davidson County, Tennessee;

Thence with the northerly right-of-way line of Rosa L. Parks Boulevard, 106 feet in width, along a curve to the left having a radius of 1326.24 feet, a curve length of 216.58 feet and a chord bearing and distance of North 50 deg. 08 min. 32 sec. West, 216.34 feet to an iron rod set at a corner common with Lot 9E on the said Resubdivision of Lot 9E;

Thence leaving Rosa L. Parks Boulevard with the easterly property line of proposed Lot 9E, North 35 deg. 10 min. 46 sec. East, 200.00 feet to an iron rod set on the southerly lot line of said Lot 9C;

Thence with the southerly lot line of Lot 9C along a curve to the right having a radius of 1526.24 feet, a curve length of 289.53 feet and a chord bearing and distance of South 49 deg. 23 min. 09 sec. East, 289.10 feet to an iron rod set;

Thence with the westerly line of Lot 9C for the following two calls:

1) South 56 deg. 47 min. 41 sec. West, 175.73 feet to an iron rod set;

2) With a curve to the left having a radius of 130.63 feet, a curve length of 27.96 feet and a chord bearing and distance of South 50 deg. 39 min. 49 sec. West, 27.90 feet to the point of beginning, containing 50,338 square feet of 1.16 acres more or less.

Being part of the property conveyed to SEV MetroCenter, LLC, a Tennessee limited liability company, by deed from American Realty Trust, a Georgia corporation, of record as Instrument No. 20060410-0041123, said Register's Office.

This is unimproved property located on Rosa L. Parks Boulevard, Nashville, Tennessee 37228 .

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. Metropolitan Government Taxes for 2008 and subsequent years.

2. All matters shown on the plans of record as Instrument No. 20060406-

0040016 and 20070927-0115248, said Register's Office.

3. Restrictive Covenants of record in Book 9382, page 56 and Book 9420, page 176, said Register's Office.

4. Declaration of Agreements, Charges, Assessments and Liens for MetroCenter Business Park, of record in Book 7487, page 952, said Register's Office, as amended in Book 10602, page 499, said Register's Office.

5. Restrictive Covenants of record in Book 4784, page 659, said Register's Office, as amended in Book 11503, page 607, said Register's Office.

6. Sanitary sewer and drainage easement as shown on the plan of record in Book 4675, page 48, said Register's Office.

7. Rights of others in and to the land embraced within any appurtenant easements.

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 further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), 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 10th day of December, 2007.

SEV METROCENTER, LLC, a Tennessee limited liability company

BY: _____

Cameron W. Sorenson, President

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Cameron W. Sorenson, 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 SEV MetroCenter, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 10th day of December, 2007.

Brenda Cruise
NOTARY PUBLIC

BRENDA CRUISE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: _____

My Commission Expires July 5, 2011

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