Davidson County DEEDWARR
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Fees:38.00 Taxes:8913.84
20071226-0147046

WARRANTY DEED

FROM: THE BORDERS GROUP, LLC
Grantors

This instrument was prepared by:
Jeffrey R. King, Esq.
Stites & Harbison, PLLC
Suite 800, SunTrust Plaza
401 Commerce Street
Nashville, Tennessee 37219

TO: RENAISSANCE DEVELOPMENT GROUP, LLC
Grantees

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers:
4205 Hillsboro Road Suite 300 Nashville, TN 37215	New owner	117-10-109, 110 and 111

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is _____Dollars ($ 3,409,144.70).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 21ST day of December, 2007.

Chris Merritt
Notary Public

CHRIS MERRITT NOTARY PUBLIC AT LARGE WILLIAMSON CO.

My Commission Expires: July 21, 2010

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, THE

BORDERS GROUP, LLC, a Tennessee limited liability company (the "Grantor"), with full power, authority and right to convey the herein described property without the joinder of any beneficiary, have bargained and sold, and by these presents do transfer and convey unto RENAISSANCE DEVELOPMENT GROUP, LLC, a Tennessee limited liability company (the "Grantee"), its, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 3800, 3802 and 3804 Bedford Avenue.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its heirs, successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

The property is not currently, nor has it ever been the residence of any of the Grantor.

Witness my hand this 21st day of December, 2007.

THE BORDERS GROUP, LLC

By: _____

Title: MANAGER

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Before me, Chris Merritt, a Notary Public of said County and State, personally appeared Jeffrey Borders, 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 (or other officer authorized to execute the instrument) of The Borders Group, LLC, the within named bargainor, a Tennessee limited liability company and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal this 21ST day of ~~October,~~ December 2007.

Chris Merritt
Notary Public



My Commission Expires: July 21, 2010

15669N:071687:759955:1:NASHVILLE

EXHIBIT A

PROPERTY DESCRIPTION

TRACT I

Land in Davidson County, Tennessee, being part of Lot No. 15 on the Plan of Hillsboro Views Block C, of record in Plat Book 974, page 64-65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 15 fronts 75 feet on the easterly margin of Bedford Avenue and runs back between parallel lines 187 feet to a dead line.

TRACT II

Land in Davidson County, Tennessee, being the southerly 25 feet of Lot No. 15 and the northerly 50 feet of Lot No. 16, of Block "C" on the Map of Hillsboro Views Development Company's Subdivision, of record in Plat Book 974, pages 64 and 65, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 75 feet on the east side of Bedford Avenue and runs back between parallel lines 187 feet to a dead line.

TRACT III

Land in Davidson County, Tennessee, being the south 50 feet of Lot No. 16 and the north 25 feet of Lot No. 17 of Block C on the Plan of Hillsboro Views

Development Company's Subdivision of record in Plat Book 974, pages 63, 64 and 65, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 16 and 17 adjoin and front together 75 feet on the southeasterly margin of Bedford Avenue and extends back between parallel lines 187 feet to a dead line.

Being the same property conveyed to The Borders Group, LLC by deed of record as Instrument No. 20070118-0007433 said Register's office.

EXHIBIT B

Encumbrances

1. Taxes for 2008 not yet due and payable.

2. Declaration of Covenants, Conditions, and Restrictions of record in Book 3964, Page 409 and in Book 1512, Page 576, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons. (Tract 1)

3. Declaration of Covenants, Conditions and Restrictions of record in Book 1181, Page 149, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons. (Tract 2)

4. Public Utility and Drainage Easement of record in Instrument No. 20060811-0099295, said Register's Office. (Tract 1)

5. All matters appearing on the Plan of record in Plat Book 974, Pages 64-65, said Register's Office.