

THIS INSTRUMENT PREPARED BY:
MOORELAND TITLE COMPANY, LLC
315 Deaderick Street
Regions Center
Suite 1710
Nashville, Tennessee 37238
(615) 782-0098

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $1,400,000.00

AFFIANT

Subscribed and sworn to before me, this 13th day of February, 2008.

NOTARY PUBLIC

My Commission Expires: 1/2/11

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Regent Highpoint, LLC 6026 Nolensville Rd. Nashville, Tennessee 37211	SAME	P/O 181-46.00

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 of which is hereby acknowledged,

Highpoint Investors, LLC, a Tennessee limited liability company ("Grantor") does hereby bargain, sell, transfer and convey unto **Regent Highpoint, LLC, a Tennessee limited liability company** ("Grantee") its successors, representatives and assigns, 7.749 acre (+/-) tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee and more particularly described as follows:

Davidson County DEEDWARR
Recvd: 02/14/08 13:42 4 pgs
Fees:23.00 Taxes:5180.00
20080214-0014939

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to REGENT HIGHPOINT, LLC, its successors, representatives and assigns, forever.

AND HIGHPOINT INVESTORS, LLC does hereby covenant with REGENT HIGHPOINT, LLC, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND HIGHPOINT INVESTORS, LLC does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to said land to REGENT HIGHPOINT, LLC, its successors, representatives and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

This conveyance includes a non exclusive easement (the "Easement") for ingress and egress over property described on Exhibit "B" attached hereto. The Easement shall terminate upon the recordation of a plat over the Easement area that provides for public ingress and egress over the Easement from Nolensville Road to the real property described on Exhibit "A" attached hereto.

Note: Grantor is responsible for paying 2008 property taxes although, Grantee is responsible for any increase in property taxes resulting from improvements Grantee makes to the property.

This is (X) unimproved ( ) improved property known as: 7.749 acres, Nolensville Pike, Nashville, TN 37211

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 12th day of February, 2008.

Highpoint Investors, LLC

By: _____

Douglas Schenkel, President

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 Douglas Schenkel, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Highpoint Investors, LLC, the bargainor, a Tennessee limited liability company, and that he as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Highpoint Investors, LLC by himself as such President.

WITNESS my hand and official seal at Nashville, Tennessee, on this 12th day of February, 2008.

_____
NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

This conveyance is made subject to:

Permitted Encumbrances

1. County Taxes for 2008 have been prorated and Grantor is responsible for paying 2008 property taxes although, Grantee is responsible for any increase in property taxes resulting from improvements Grantee makes to the property, all subsequent years, a lien not yet due and payable.
2. All matters shown on the plat of record in Instrument No. 20060315-0029572, Register's Office for Davidson County, Tennessee.

EXHIBIT "A"

Prepared By: **Anderson, Delk, Epps & Associates, Inc.**
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211

Property Description

portion of
Highpoint Investors, LLC Property

Being a 7.749 more or less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, and being a portion of the property conveyed to Highpoint Investors, LLC, as evidenced by deed of record at Instrument Number 20070629-0077940, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Starting at an iron pin (old) found on the easterly margin of Nolensville Pike, said point being the most northwesterly corner of the afore-said Highpoint Investors property and the most southwesterly corner of the Larry R. McGowan et ux Property of record in Deed Book 4755, page 70, Register's Office Davidson County, Tennessee;
Thence with the common line of said Highpoint Investors and said McGowan Property,
North 54 Degrees 45 Minutes 09 Seconds East a distance of 326.28 feet to the **Point of Beginning;**
Thence continuing with the common line of said Highpoint Investors and said McGowan Property,
North 54 Degrees 45 Minutes 09 Seconds East a distance of 982.70 feet to an iron pin (old);
Thence with the westerly line of the plan of The Villas at Concord Chase, Phase 3-A, of record at instrument Number 20051114-0136713, Register's Office Davidson County, Tennessee,
South 14 Degrees 00 Minutes 00 Seconds West a distance of 758.50 feet to a 12: persimmon tree;
Thence with the northerly line of the MN Investment Management, LLC Property of record at Instrument No. 20060112-0004697, Register's Office Davidson County, Tennessee,
South 47 Degrees 23 Minutes 48 Seconds West a distance of 346.89 feet to a Point;
Thence with a new line, severing said Highpoint Investors property,
North 42 Degrees 01 Minutes 11 Seconds West a distance of 543.34 feet to the Point of Beginning, containing 7.749 acres or 337,526 square feet, more or less, according to a survey dated August 24, 2007, by Mark E. Lowrance, TNRLS # 1660.

Being a portion of the property conveyed to Highpoint Investors, LLC by deed from Shabbir S. Bahora and wife, Zarina S. Bahora, of record in Instrument No. 20070629-0077940, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Prepared By: **Anderson, Delk, Epps & Associates, Inc.**
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211

Property Description

Access Easement
crossing portion of
Highpoint Investors, LLC Property

An access easement crossing a portion of the property conveyed to Highpoint Investors, LLC, as evidenced by deed of record at Instrument Number 20070629-0077940, Register's Office Davidson County, Tennessee, being more particularly described as follows:

Starting at an iron pin (old) found on the easterly margin of Nolensville Pike, said point being the most northwesterly corner of the afore-said Highpoint Investors property and the most southwesterly corner of the Larry R. McGowan et ux Property of record in Deed Book 4755, page 70, Register's Office Davidson County, Tennessee;
Thence with the easterly margin of Nolensville Pike,
South 42 Degrees 01 Minutes 11 Seconds East a distance of 156.93 feet to the **Point of Beginning;**
Thence with a new line, severing said Highpoint Investors, LLC Property, the following calls:
North 47 Degrees 58 Minutes 49 Seconds East a distance of 19.00 feet to a Point;
Thence along a return curve to the left having a radius of 25.00 feet, through a central angle of 90 Degrees 00 Minutes 00 Seconds, an arc distance of 39.27 feet, said curve having a chord direction of South 87 Degrees 01 Minutes 11 Seconds East and a chord length of 35.36 feet to a point;
Thence North 47 Degrees 58 Minutes 49 Seconds East a distance of 80.69 feet to a Point;
Thence North 54 Degrees 49 Minutes 23 Seconds East a distance of 75.54 feet to a Point;
Thence North 47 Degrees 58 Minutes 49 Seconds East a distance of 99.31 feet to a Point;
Thence along a return curve to the left having a radius of 25.00 feet, through a central angle of 90 Degrees 00 Minutes 00 Seconds, an arc distance of 39.27 feet, said curve having a chord direction of North 02 Degrees 58 Minutes 49 Seconds East and a chord length of 35.36 feet to a point;
Thence South 42 Degrees 01 Minutes 11 Seconds East a distance of 100.00 feet to a Point;
Thence along a return curve to the left having a radius of 25.00 feet, through a central angle of 90 Degrees 00 Minutes 00 Seconds, an arc distance of 39.27 feet, said curve having a chord direction of North 87 Degrees 01 Minutes 11 Seconds West and a chord length of 35.36 feet;
Thence South 47 Degrees 58 Minutes 49 Seconds West a distance of 255.00 feet to a Point;
Thence along a curve to the left having a radius of 25.00 feet, through a central angle of 90 Degrees 00 Minutes 00 Seconds, an arc distance of 39.27 feet, said curve having a chord direction of South 02 Degrees 58 Minutes 49 Seconds West and a chord length of 35.36 feet;
Thence South 47 Degrees 58 Minutes 49 Seconds West a distance of 19.00 feet to a Point on the easterly margin of Nolensville Pike;
Thence with said margin of Nolensville Pike,
North 42 Degrees 01 Minutes 11 Seconds West a distance of 109.00 feet to the Point of Beginning, containing 0.440 acres or 19,146 square feet more or less, according to a survey dated August 24, 2007, by Mark E. Lowrance, TNRLS # 1660.