This Instrument Prepared By
Murfree & Murfree, PLLC, Attorneys
805 S. Church Street, Suite 6
Murfreesboro, Tennessee 37130
From information furnished by the parties

Davidson County DEEDWARR
Recvd: 03/03/08 16:02 3 pgs
Fees:18.00 Taxes:7770.00
20080303-0021249

Name and Address of New Owner:

Efficient Properties, III, LLC
209 10th Avenue, S., Ste 533
Nashville, TN 37203

Send Tax Bills To:

SAME

Tax Map 95-07; 141

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN THE CONSIDERATION of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **LUCKY LOUIE, LLC**, a Tennessee limited liability company, has this day bargained and sold and does hereby transfer and convey unto **EFFICIENT PROPERTIES, III, LLC**, a Tennessee limited liability company, its successors and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

Being a parcel of land located on the easterly side of Atrium Way, Fifteenth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, and being known as 2434 Atrium Way, and Lot 3 of the Resubdivision of Lot Three Reflections Executive Office Park as of record in Plat Book 9700, page 508, R.O.D.C., TN, and being more particularly described as follows:

Beginning at an iron pin located on the easterly right-of-way margin of Atrium Way (60' R.O.W.) said iron pin marks the northwesterly property corner of Lot 2, Plan of Resubdivison of Lot 1 Reflections Executive Office Park as of record in Plat Book 6900, page 21, R.O.D.C., TN, and the southwesterly property corner of the hereon described property; thence, following the easterly right-of-way margin of Atrium Way and a curve to the left having a radius of 2430.00 feet, a central angle of 09° 46' 58", for an arc length of 414.90 feet, and cord of North 12° 08' 06" East, 414.40 N feet to an iron pin the northwesterly property corner of the hereon described property; thence, leaving said right-of-way margin and following the southerly boundary of Lot 4 of the aforementioned Resubdivison of Lot 3 Reflections Executive Office Park South 84° 21' 41" East, 238.51 feet to a point at an iron pin, the northeasterly corner of the hereon described property; thence, following the westerly boundary of the Henry C. Hill, Jr. property of record in Deed Book 2706, page 447 R.O.D.C., TN, South 04° 24' 03" West, 167.78 feet to an iron pin; thence, following the Christian Believers Fellowship Property of record in Deed Book 8068, page 180 and Deed Book 5562, page 576, R.O.D.C., TN, South 05° 36' 55" West, 321.61 feet to an iron pin, the southeasterly property corner of the hereon described property; thence, following the northerly boundary of the aforementioned Lot 2 North 69° 20' 19" West, 299.46 feet to the point of beginning. Tract contains 2.705 acres or 117,851.7 square feet more or less, according to survey of Philip E. Holmes, Jr., Tennessee Registered Land Surveyor No. 1728, Volunteer Land Surveying Services, dated February 22, 2008.

Being the same property conveyed to Lucky Louie, LLC, a Tennessee limited liability, by deed of record in Book 10720, page 760, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all restrictions, covenants, easements and setback lines that are applicable to the above-described property, and of record, and to all zoning restrictions of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, its successors and assigns, forever.

The undersigned covenants with the said grantee that it is lawfully seized and possessed of said real estate; that it has a good and lawful right to convey the same and that the same is unencumbered, except the 2008 property taxes, which have been prorated between the parties.

The undersigned further covenants and binds itself, its successors and representatives, to forever warrant and defend the title to said real estate unto the said grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS on this the 27 day of June, 2008.

LUCKY LOUIE, LLC, a Tennessee limited liability company

By: _____
Christopher L. Chamberlain, Member

By: _____
Steven H. Chamberlain, Member

By: _____
John W. Chamberlain, Member

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, CHRISTOPHER L. CHAMBERLAIN, STEVEN H. CHAMBERLAIN and JOHN W. CHAMBERLAIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the members of LUCKY LOUIE, LLC, the within named bargainor, a limited liability company, and they as such members, being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of the limited liability company by themselves as such members.

WITNESS MY HAND and official seal at my office on this the 27th day of February, 2008.

_____
Notary Public

JANICE M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

My commission expires: 10/17/2010

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$2,100,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 27th day of February, 2008.

Notary Public

My commission expires: 10/17/2010

JANICE M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.