Davidson County DEEDWARR
Recvd: 04/02/08 12:56 5 pgs
Fees:28.00 Taxes:24050.00
20080402-0033104

THIS INSTRUMENT PREPARED BY:
James W. Cameron III
Cameron Worley, P.C.
414 Union Street, Suite 1830
Nashville, TN 37219

Address of New Owner:
SRE Tennessee-4, LLC
c/o Controller
2350 Franklin Road
Nashville, TN 37204

Send Tax Bills To:
Same

Map/Parcel Numbers:
Map 105-14
Parcel 275

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Thoroughbred Motor Cars, Inc.**, a Tennessee corporation,, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **SRE Tennessee-4, LLC**, a Tennessee limited liability company, with full power to sell, convey, transfer, lease, mortgage or encumber without the necessity of the joinder of any beneficiary, (the "Grantee"), its successors and assigns, all of Grantors's rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference, and all improvements, appurtenances, hereditaments, development rights, privileges and easements belonging thereon (the "Property").

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any way appertaining to Grantee, its successors and assigns, forever in fee simple.

Grantor further covenants that Grantor is the lawfully seized and possessed of said real estate, has full and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as shown on Exhibit B hereto; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

Executed this 26th day of March, 2008.

THOROUGHBRED MOTOR CARS, INC.

By: _____

Martin P. Bennett, President

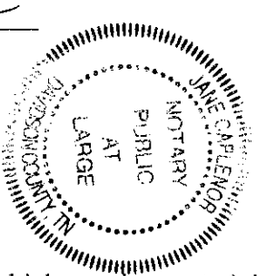
8450-07003-42

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jane Caplen, a Notary Public of the state and county aforesaid, personally appeared Martin P. Bennett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the president of Thoroughbred Motor Cars, Inc., a Tennessee corporation, the within named bargainor, and that he as such president, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as president.

Witness my hand and official seal, at office in Nashville, Tennessee, this 31 day of March, 2008.

Jane Caplen
Notary Public



My Commission Expires: 11-14-09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

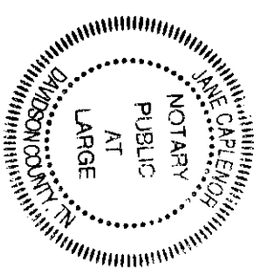
The actual consideration for this transfer or value of property (whichever is greater) is $6,500,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 31 day of March, 2008.

Jane Caplen
Notary Public

My Commission Expires: 11-14-09



8450-07003-42

EXHIBIT A
(Property Description)

TRACT A:

Parcel 275

Land in Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a point on the easterly margin of Franklin Pike or 8th Avenue South, said point being North 18° 30' 01" West 24.65 feet from the northerly margin of Craighead Avenue, as widened; thence, with the easterly margin of said Franklin Pike or 8th Avenue South, North 18° 30' 01" West 239.04 feet to a point, said point being the southwest corner of Lot No. 10 on the Plan of Melpark Subdivision - Section Three of record in Plat Book 3842, page 210, Register's Office for Davidson County, Tennessee; thence, leaving said easterly margin with the line common to Lot No. 10 and this property, North 71° 04' 15" East 350.01 feet to a point in the westerly line of Lot No. 31 on the Plan of Melpark Subdivision, Section 1, as of record in Plat Book 3842, page 117, Register's Office for Davidson County, Tennessee; thence, with the West and South line of said Melpark Subdivision - Section One and the South line of Lot No.28 on the Plan of Melpark Subdivision - Section Two of record in Plat Book 3842, page 143, Register's Office for Davidson County, Tennessee, South 18° 30' 09" East 54.97 feet and North 71° 06' 07" East 200 feet respectively; thence, South 18° 30' 46" East 222.83 feet to the northerly margin of Craighead Avenue, as widened; thence, with a curve to the left, having a radius of 1,472.69 feet and a length of 84.39 feet; thence, South 72° 17' 59" West 441.13 feet; thence, with a curve to the right having a radius of 25.00 feet and a length of 38.92 feet to the point of beginning containing 3.15 acres, more or less.

Being the same property conveyed to Thoroughbred Motor Cars, Inc., by Deed from The Melrose Partnership, a Tennessee general partnership of record in Book 7867, page 777, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes or special assessments which are not shown as existing liens by the public records.

2. Taxes for the year of 2008 a lien, not yet due and payable.