THIS INSTRUMENT PREPARED BY: **MUDTER, MORGAN & PATTERSON & AKINS** **Attorneys at Law** **2000 Richard Jones Road** **Suite 103** **Nashville, Tennessee 37215** **(615) 383-4429** **File #27138** **File Box 9B-GEM**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $525,000.00. Affiant Subscribed and sworn to before me, this 21st day of April, 2008. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

SPECIAL WARRANTY DEED

Address New Owner: Nashville Realty Ventures, LLC 325 Woodstock Avenue Putnam, CT 06260	Send Tax Bills to: New Owner	Tax Information: Map/Parcel: 10700017900

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ADVANCE INVESTORS, L.L.C., a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to NASHVILLE REALTY VENTURES, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "B". Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 04/22/08 15:00 5 pgs
Fees:28.00 Taxes:1942.50
20080422-0041185

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer, on this 21st day of April, 2008.

ADVANCE INVESTORS, L.L.C., a Tennessee limited liability company

By: W. Grady Hensley
W. Grady Hensley, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named W. Grady Hensley, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Chief Manager of Advance Investors, L.L.C., a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 21st day of April, 2008.

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Exhibit "A"

A Tract of land in the 13th Council District Davidson County, Tennessee. Being all of Lot 2 Resubdivision of Lot 1 Briley Parkway Place recorded in Instrument. Number 200703020026025, Register's Office Davidson County, Tennessee. Bounded on the north by the southern Right-of-Way (ROW) of Glastonbury Road (a 80'ROW), on the east by the western ROW of Briley Parkway (a 180' ROW), on the South by Lot 1 of said Briley Parkway Place and on the West by Metropolitan Nashville Airport Authority recorded in Book 4440, Page 758, Register's Office for Davidson County, Tennessee. Tract being described according to the survey by Robert M. Searson, T.R.L.S. No. 1666, dated December 13, 2007, last revised April 2, 2008, as follows:

POINT OF BEGINNING being an iron rod old with an Wamble Cap being the southeastern corner of the herein described tract and being on the western ROW of said Briley Parkway, thence leaving said ROW with the northern line of said Lot 1 South 57 degrees 16 minutes 06 seconds West 257.76 feet to an iron rod old with an Wamble Cap on the eastern line of said Metropolitan Nashville Airport Authority; thence with said eastern line North 52 degrees 21 minutes 23 seconds West 28.77 feet to a ½" iron rod; thence with a curve to the right having central angle of 07 degrees 42 minutes 01 seconds, a radius of 717.98 feet, a length of 96.49 feet, and a chord bearing and distance of North 48 degrees 30 minutes 23 seconds West 96.42 feet to an iron rod old with an Wamble Cap; thence North 44 degrees 39 minutes 23 seconds West 86.73 feet to a point; thence with a curve to the right having a central angle of 93 degrees 08 minutes 15 seconds, a radius of 25.00 feet, a length of 40.64 feet, and a chord bearing and distance of North 01 degrees, 54 minutes 37 seconds East 36.31 feet to a point on the southern ROW of said Glastonbury Road; thence with a curve to the right having a central angle of 16 degrees 13 minutes 49 seconds, a radius of 939.31 feet, a length of 266.08 feet, and a chord bearing and distance of North 56 degrees 35 minutes 32 seconds East 265.19 feet to a point; thence with a curve to the right having a central angle of 87 degrees 51 minutes 19 seconds, a radius of 40.00 feet, a length of 61.33 feet, and a chord bearing and distance of South 71 degrees 21 minutes 49 seconds East 55.50 feet to an iron rod old on the western ROW of said Briley Parkway; thence with a curve to the left having a central angle of 05 degrees 17 minutes 10 seconds, a radius of 2090.00 feet, a length of 192.82 feet, and a chord bearing and distance of South 30 degrees 04 minutes 57 seconds East 192.76 feet to an iron rod old with an Wamble Cap; thence South 32 degrees 43 minutes 54 seconds East 1.84 feet to the point of beginning, containing 70.916 square feet or 1.62 acres.

Being part of the same property conveyed to Advance Investors, LLC, a Tennessee limited liability company, by deeds dated February 26, 2004 from Robert and Anna Drury Foundation, a Missouri non-profit corporation, of record in Instrument No. 20040227-0022402 and Instrument No. 20040227-0022403, Register's Office for Davidson County, Tennessee.

Together with an easement for the installation, maintenance and repair of sewer lines recorded in Instrument No. 20080331-0031794, Register's Office for Davidson County, Tennessee across the following described property:

BEGINNING at an iron rod (new), said rod being the northwest corner of Lot 1 and the southwest corner of Lot 2 as shown on Final Plat, Re-Subdivision of Lot 1, Briley Parkway Place as of record in Instrument No. 20070302-0026025, Register's Office of Davidson County, Tennessee;

THENCE, following the western boundary of said Lot 2 ***North 51 degrees 24 minutes 11 seconds West, 28.77 feet*** to the an iron rod (old);

THENCE, continuing with said western boundary and a curve to the right having a central angle of 04 degrees 21 minutes 31 seconds, a radius of 717.98 feet, an arc length of 54.62 feet, a chord bearing and length of North 49 degrees 13 minutes 26 seconds West, 54.61 feet, and a tangent of 27.32 feet to the ***True Point of Beginning;***

THENCE, leaving said western boundary ***South 42 degrees 36 minutes 54 seconds West, 12.90 feet*** to a point on the north margin of an existing 20-foot Sanitary Sewer Easement as of record in Deed Book 2906, Page 239, Register's Office of Davidson County, Tennessee;

THENCE, following said north margin ***North 54 degrees 49 minutes 10 seconds West, 20.17 feet*** to a point;

THENCE, leaving said north margin ***North 42 degrees 36 minutes 54 seconds East, 15.91 feet*** to a point on said western boundary of Lot 2;

THENCE, following said western boundary and a curve to the left having a central angle of 01 degrees 35 minutes 47 seconds, a radius of 717.98 feet, an arc length of 20.00 feet, a chord bearing and length of South 46 degrees 14 minutes 47 seconds East, 20.00 feet, and a tangent of 10.00 feet to the True Point of Beginning.

Containing 287 square feet and being a portion of the same property conveyed to Metropolitan Nashville Airport Authority as of record in Deed Book 5169, Page 398, Register's Office of Davidson County.

Exhibit "B"

1. State and County taxes for the year 2008, which have been prorated and assumed by Grantee.

2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20050623-0072063, Register's Office for Davidson County, Tennessee.

3. All matters appearing on the Plan of record as Instrument No. 20070302-0026025, Register's Office for Davidson County, Tennessee.

4. Storm water detention agreement of record in Instrument No. 20050623-0072062, Register's Office for Davidson County, Tennessee.

5. Joint Maintenance Agreement of record in Instrument No. 20071019-0124240, Register's Office for Davidson County, Tennessee.

6. All matters shown on the survey by Robert M. Searson, T.R.L.S. No. 1666 dated December 13, 2007, last revised April 2, 2008.

7. Easement Agreement of record in Instrument No. 20080331-0031794, Register's Office for Davidson County, Tennessee.