This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
RMS Properties, LLC	CIT Small Business Lending Corp	MAP 75-10
4219 Lebanon Pike	1 CIT Drive	PARCEL 196
Hermitage,, TN 37076-1206	Livingston, NJ 07039	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **MHR Management, Inc (fka Mason Gravlee Enterprises, Inc.) and William G. West and wife, Edna C. West**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **RMS Properties, LLC** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being Lot No. C9 on the Plan of Hermitage Estates "Parcel B" as recorded in Plat Book 3842, page 135, Registers office for Davidson County, Tennessee.

Said Lot No. C9 fronts 100.00 feet on the southeasterly margin of Lebanon Road and extends back 199.55 feet, on the southwesterly line and 199.46 feet on the northeasterly line to a line in the rear on which it measures 100.00 feet thereon.

Included in the above description but specifically excluded therefrom is 60 square fee conveyed to the State of Tennessee, of record in Book 6453, page 420, Registers office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at the point of intersection of the James McPherson, Jr., etux southwest boundary and the existing southeast margin of S. R. 24 (U.S. 70); thence southeastwardly 10 feet, more or less to a point; thence southwestwardly 6 feet more or less to a point; thence northwestwardly 10 feet, more or less to a point; thence with the margin of S. R. 24 (U S 70) 6 feet, more or less to the point of beginning and containing 60 square feet.

Being the same property conveyed to Mason-Gravlee Enterprises, Inc., a one-half (1/2) undivided interest and William G. West and wife Edna C. West, a one-half (1/2) undivided interest, by warranty deed dated June 2, 1997 from Michael H. Penwell and Candace Penwell Eischen of record in Book 10482, page 669, Registers office for Davidson County, Tennessee.

This is ( ) UNIMPROVED

(X) IMPROVED property known as 4219 Lebanon Pike, Hermitage,, TN 37076-1206.

Davidson County DEEDWARR
Recvd: 05/06/08 09:56 3 pgs
Fees:18.00 Taxes:1202.50

20080506-0046503

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 2nd day of April, 2008.

MHR Management, Inc (fka Mason Gravlee Enterprises, Inc.)

By: Reeder E Ratliff

Its: VICE PRESIDENT

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

Personally appeared before me, the undersigned, a Notary Public of said county and state, REEDER E. RATLIFF with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he as the VICE PRESIDENT of **MHR Management, Inc (fka Mason Gravlee Enterprises, Inc.)** 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, at office, this 2nd day of April, 2008.

Notary Public

My Commission Expires:

MARGARET J. ODEN NOTARY PUBLIC # 02005037 EXP. 04/15/10 STATE OF OKLAHOMA

William G. West
William G. West

Edna C. West
Edna C. West

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 William G. West and wife Edna C. West the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this 3rd day of April, 2008.

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My commission expires: May 24, 2008

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me this 3 day of April, 2008.

Notary Public

My Commission Expires:
May 24 2008

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN