Davidson County DEEDWARR
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Fees:23.00 Taxes:11100.00
20080506-0046788

THIS INSTRUMENT PREPARED BY: **MUDTER, MORGAN, PATTERSON & AKINS** **2000 Richard Jones Road** **Suite 103** **Nashville, Tennessee 37215** **(615) 383-4429** **FTEC File No. 27096** **File Box 9B - GEM**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,000,000.00. Affiant Subscribed and sworn to before me, this 5th day of May, 2008. Notary Public My Commission Expires:

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. JOE L. MUDTER, JR.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner(s): Double A Development, LLC 2515 Nolensville Pike Nashville, TN 37211	Send Tax Bills to New Owner	Tax Information: Map/Parcel: 08216001800

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, 800 MAIN, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DOUBLE A DEVELOPMENT, LLC, a Tennessee limited liability company ("Grantee"), its successors assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 800 Main Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "B" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of May, 2008.

800 MAIN, LLC, a Tennessee limited liability company

By: _____
Lynn S. Ellsworth, Chief Manager

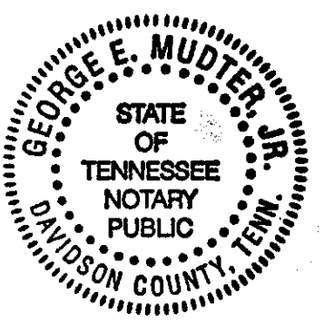
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Lynn S. Ellsworth, 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 800 Main, LLC, 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 5th day of May, 2008.

Notary Public

My Commission Expires: _____



My Commission Expires JULY 19, 2008

Exhibit "A"
Legal Description

Being a tract of land in Nashville, Tennessee, lying in the 6th Councilmatic District of Davidson County. Bounded on the north by the southern Right of Way (ROW) of Main Street; bounded on the east by Alley #258 (east end) and by Ted R. Helm, as recorded at Instrument No. 200108080085599, Register's Office of Davidson County, (RODC); bounded on the south by the northern ROW of Woodland Street; and bounded on the west by James M. Smith and Edgar E. Harlin, Jr., as recorded in Deed Book 3914, page 323, RODC, and by Alley #258 (west end). Being Lots 9 through 26 of the Plan of Barrow's Addition to Edgefield of record in Plan Book 1, page 13, Chancery Court, Lots 11 through 15 of the Plan of Hobson and Wheless, Second Addition to Edgefield, as recorded in Book 21, page 21, RODC, and portions of now closed Rights of Way of South 8th Street and Alley #258 as per Substitute Bill Numbers 66-855 and 68-412. Tract being described as follows:

Beginning at a point lying on the intersection of said southern ROW (80 feet wide) of Main Street and said ROW (width varies) of Alley #258 (west end); thence along said ROW of Main Street N 65 degrees, 06 minutes, 22 seconds E 405.38 feet to a point lying on said ROW (width varies) of Alley #258 (east end); thence along said ROW of Alley # 258 with the following: on a curve to the right having a length of 31.33 feet, a radius of 20.00 feet, an interior angle of 89 degrees, 44 minutes, 29 seconds, and having a chord bearing and distance of S 70 degrees 01 minutes 23 seconds E, 28.22 feet, to a point; thence S 25 degrees 09 minutes 09 seconds E, 99.06 feet to a point; thence on a curve to the right having a length of 7.17 feet, a radius of 10.00 feet, an interior angle of 41 degrees 05 minutes 40 seconds, and having a chord bearing and distance of S 04 degrees 36 minutes 19 seconds E 7.02 feet to a point; thence on a curve to the left having a length of 68.50 feet, a radius of 30.00 feet, an interior angle of 130 degrees 49 minutes 02 seconds, and having a chord bearing and distance of S 49 degrees 28 minutes 00 seconds E 54.56 feet to a found 5/8 inch iron rod; thence leaving said ROW of Alley #258 S 25 degrees 09 minutes 09 seconds E 170.01 feet to a found concrete monument lying on said northern ROW (50 feet wide) of Woodland Street, said monument being the southeast corner of the tract being described; thence along said ROW of Woodland Street S 65 degrees 07 minutes 29 feet W 750.57 feet to a point, said point being the southeast corner of the tract being described; thence leaving said ROW of Woodland Street N 25 degrees 09 minutes 09 seconds W 170.01 feet to a point lying on said ROW (width varies) of Alley #258 (west end); thence along said ROW of Alley #258 with the following: N 65 degrees 07 minutes 29 seconds E 265.05 feet to a point; thence on a curve to the left having a length of 68.95 feet, a radius of 30.00 feet, an interior angle of 131 degrees 41 minutes 12 seconds, and having a chord bearing and distance of N 00 degrees 43 minutes 07 seconds W, 54.75 feet to a point; thence on a curve to the right having a length of 7.23 feet, a radius of 10.00 feet, an interior angle of 41 degrees 24 minutes 34 seconds, and having a chord bearing and distance of N 45 degrees 51 minutes 26 seconds W 7.07 feet to a point; thence N 25 degrees 09 minutes 09 seconds W 98.38 feet to a point; thence on a curve to the right having a length of 31.51 feet, a radius of 20.00 feet, an interior angle of 90 degrees 15 minutes 31 seconds, and having a chord bearing and distance of N 19 degrees 58 minutes 37 seconds E, 28.35 feet, to the true and actual part of beginning.

Containing 204,895 square feet or 4.70 acres.

Being part of the same property conveyed to 800 Main, LLC, a Tennessee limited liability company by deed dated December 17, 2004 from First States Investors 5000B, LLC, a Delaware limited liability company and American Financial TRS, Inc., a Delaware corporation of record in Instrument No. 20041220-0151229, Register's Office for Davidson County, Tennessee and being the same property conveyed to 800 Main, LLC, a Tennessee limited liability company by Quitclaim deed in Instrument No. 20041220-0151230.

Exhibit "B"
Permitted Encumbrances

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

2. All matters appearing on the Plan of record as Book 1, page 13, Chancery Court, Tennessee.

3. All matters appearing on the Plan of record as Book 21, page 21, Register's Office for Davidson County, Tennessee.

4. Streets, Right of Way and Easements of record in Book 3368, page 23, Register's Office for Davidson County, Tennessee.

5. Easements retained by Metropolitan Government of Nashville and Davidson County in Metropolitan Council Bill No. 66-855, approved July 8, 1966.

6. Easements retained by Metropolitan Government of Nashville and Davidson County in Metropolitan Council Bill No. 68-412, approved February 28, 1968.

7. Survey matters shown on survey prepared by Robert M. Searson, TRLS #1666, Littlejohn Engineering Associates, Inc., dated May 1, 2008.