Davidson County DEEDWARR
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This document prepared by:

Name:	John A. Forrest, Esq.
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WARRANTY DEED
(Limited Liability Company to Corporation)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Morrissey Management, LLC, a Michigan limited liability company, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto F M Sylvan, Inc., a Michigan corporation, hereinafter "Grantee", the lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, commonly known as 317 Wilhagan Road, Nashville, TN 37217, as described on Exhibit A attached.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's successors and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's successors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

The source of title in Grantor(s) is by Warranty Deed in the office of the Register of Deeds 20040414-0042235, Register's Office for Davidson County, Tennessee.

WITNESS Grantor(s) hand(s) this the 25 day of March, 2008.

MORRISSEY MANAGEMENT, LLC

By: _____
James P. Frees, Member

STATE OF NEW JERSEY

COUNTY OF MIDDLESEX

Personally appeared before me, James P. Frees, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Member of 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 seal this 25 day of March, 2008.

NOTARY PUBLIC
My Commission Expires: My Commission Expires 10/22/2011

JENNIFER OSLISLO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 10/22/2011

Grantor(s) Name, Address, phone:
Morrissey Management, LLC
815 Auburn Ave.
Pontiac, MI 48342

Grantee(s) Name, Address, phone:
F M Sylvan, Inc.
1001 State Street
Perth Amboy, NJ 08861

ON RECORDATION, RETURN TO:
First American Title Insurance Company
1650 West Big Beaver Road, Suite 156
Troy, Michigan 48084
Attention:

SEND TAX STATEMENTS TO GRANTEE

MAP & PARCEL No. 106-12-1.00
THE PROPERTY IS IMPROVED

STATE OF NEW JERSEY }
COUNTY OF MIDDLESEX }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.

F M SYLVAN, INC.

By: _____
James P. Frees, Member

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF MARCH, 2008.

NOTARY PUBLIC

My Commission expires: JENNIFER OSLISLO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 10/22/2011

EXHIBIT A

The land is situated in the State of Tennessee, County of Davidson and is described as follows:

Being Part of Lot No. 24 on the Resubdivision of Lots 24 and 25, Plan of Murfreesboro Road Industrial Subdivision, Section 1, as of record in Book 4350, Page 83, Register's Office for Davidson County, Tennessee, described as follow:

Beginning at a point in the westerly margin of Wilhagan Road, at the northeast corner of Lot No. 24; thence with the margin of said Road, South 16 deg. 01 min. West 97.5 feet to a point, 2 ½ feet north of the common corner of Lots 24 and 25; thence North 73 deg. 59 min. West, parallel to and 2 ½ feet north of the dividing line between lots 24 and 25, 240 feet to a point; thence South 16 deg. 01 min. West 102 ½ feet to the southwest corner of Lot No. 25; thence with the southerly line of Lot No. 24, North 73 deg. 59 min. West 180 feet to a point in a drain; thence with the same, North 34 deg. 01 min. East 210.29 feet to the northwest corner of Lot No. 24; thence with the northerly line of Lot No. 24, South 73 deg. 59 min. East 355 feet to the point of beginning.

End of Exhibit A

Being the same property conveyed Morrissey Management, LLC, of record in Instrument No. 200404140042235, in the Register's Office for Davidson County, Tennessee.