Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $5,000,000.00

Affiant

Subscribed and sworn to before me, this 30th day of May, 2008.

Notary Public
My commission expires: 6-27-09

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

Davidson County DEEDWARR
Recvd: 06/02/08 15:25 4 pgs
Fees:23.00 Taxes:18500.00
20080602-0056080

Address of New Owner:	Send Tax Bills to:	Tax Information
Alpha, L.L.C.	New Owner	102 88.00 (Tract One)
6950 Charlotte Pike		102 17.00 (Tract Two)
Nashville, TN 37209		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **SFB Investment Company, LLLP, a Florida Limited Liability Limited Partnership**, hereinafter referred to as Grantor (erroneously referred to as SFB Investment Company, LLLP, a Florida Limited Liability Company in the Warranty Deed in which Grantor herein took title, which Warranty Deed was recorded on 11/24/2004 as Instrument Number 20041124-0140822 in the Register's Office for Davidson County, Tennessee), has bargained and sold, and does hereby transfer and convey to **Alpha, L.L.C., a Tennessee Limited Liability Company,** hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT ONE (MAP 102-88) BEING LAND IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND ALSO BEING THE LAND CONVEYED TO JAMES W. MCCLENDON AS OF RECORD IN DEED BOOK 11163, PAGE 379, AND R.O.D.C. BEING GENERALLY LOCATED NORTH OF CHARLOTTE PIKE (U.S. HIGHWAY 70) AND NORTH OF INTERSTATE 40 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING CONCRETE MONUMENT ON THE NORTHERLY RIGHT-OF-WAY OF CHARLOTTE PIKE (U.S. HWY 70), SAID CONCRETE MONUMENT ALSO BEING THE SOUTHERN CORNER OF LESTER W. LAMBETH AS OF RECORD IN DEED BOOK 9827, PAGE 343; THENCE, WITH THE NORTHERLY RIGHT-OF-WAY OF CHARLOTTE PIKE AND SOUTHERLY LINE OF SAID LESTER W. LAMBETH, NORTH 77 DEGREES 49 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 101.79 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF WELTON INVESTMENT, LLC AS OF RECORD IN DEED BOOK 10903, PAGE 271; THENCE, CONTINUING WITH THE NORTHERLY RIGHT-OF-WAY OF CHARLOTTE PIKE AND THE SOUTHERLY LINE OF WELTON INVESTMENT, LLC, NORTH 77 DEGREES 49 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 200.00 FEET TO AN IRON PIN SET, SAID POINT BEING THE SOUTHWEST CORNER OF WELTON INVESTMENT, LLC, AND BEING THE POINT OF BEGINNING; THENCE, CONTINUING WITH THE NORTHERLY RIGHT-OF-WAY OF CHARLOTTE PIKE AND THE SOUTHERLY LINE SAID JAMES W. MCCLENDON, SOUTH 75 DEGREES 34 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 129.79 FEET TO IRON PIN SET, SAID IRON PIN BEING THE SOUTHEAST CORNER OF WEST HARPETH FUNERAL HOME, LLC AS OF RECORD IN DEED BOOK 10132, PAGE 543; THENCE, LEAVING SAID NORTHERLY RIGHT-OF-WAY AND RUNNING ALONG THE EASTERLY LINE OF WEST HARPETH FUNERAL HOME, LLC FOR THE FOLLOWING CALLS: NORTH 19 DEGREES 28 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 96.96 FEET TO AN IRON PIN

SET; NORTH 13 DEGREES 37 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 204.28 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE NORTHEAST CORNER OF SAID WEST HARPETH FUNERAL HOME, LLC; THENCE, WITH THE NORTHERLY LINE OF SAID WEST HARPETH FUNERAL HOME, LLC, SOUTH 76 DEGREES 14 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 135.07 FEET TO AN EXISTING IRON PIN, SAID IRON PIN BEING THE NORTHWEST CORNER OF SAID WEST HARPETH FUNERAL HOME, LLC, SAID IRON PIN ALSO FALLING ON THE EASTERLY LINE OF ADJOINING PROPERTY, ALSO OWNED BY WEST HARPETH FUNERAL HOME, LLC AS OF RECORD IN DEED BOOK 9527, PAGE 634; THENCE, WITH THE EASTERLY LINE OF WEST HARPETH FUNERAL HOME, LLC, NORTH 13 DEGREES 38 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 100.11 FEET TO AN IRON PIN SET; THENCE, WITH THE NORTHERLY LINE OF WEST HARPETH FUNERAL HOME, LLC, SOUTH 76 DEGREES 21 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 162.09 FEET TO AN IRON PIN SET, SAID IRON PIN FALLING ON THE EASTERLY LINE OF METRO GOVERNMENT BROOKMEADE AS OF RECORD IN DEED BOOK 2001051500, PAGE 50282; THENCE, RUNNING ALONG THE EASTERLY LINE OF SAID METRO GOVERNMENT BROOKMEADE THE FOLLOWING CALLS: NORTH 02 DEGREES 26 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 1469.40 FEET TO AN IRON PIN SET; NORTH 02 DEGREES 25 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 39.49 FEET TO A POINT FALLING IN THE CUMBERLAND RIVER; THENCE, WITH THE CUMBERLAND RIVER NORTH 65 DEGREES 31 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 60.31 FEET TO A POINT AT THE MOUTH OF DAVIDSON BRANCH; THENCE WITH THE MEANDERS OF SAID DAVIDSON BRANCH THE FOLLOWING CALLS: SOUTH 58 DEGREES 24 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 200.00 FEET TO A POINT; SOUTH 37 DEGREES 50 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 175.00 FEET TO A POINT; SOUTH 20 DEGREES 38 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 195.52 FEET TO A POINT; SOUTH 56 DEGREES 07 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 93.03 FEET TO A POINT; SOUTH 08 DEGREES 59 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 134.80 FEET TO A POINT; SOUTH 31 DEGREES 43 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 103.50 FEET TO A POINT; SOUTH 00 DEGREES 48 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 44.80 FEET TO A POINT; SOUTH 30 DEGREES 06 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 39.48 FEET TO A POINT; SOUTH 44 DEGREES 04 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 73.95 FEET TO A POINT; SOUTH 18 DEGREES 49 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 64.12 FEET TO A POINT; SOUTH 28 DEGREES 02 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 218.80 FEET TO A CONCRETE MONUMENT ON THE NORTHERLY LINE OF SUNRISE MOTEL, INC. AS OF RECORD IN DEED BOOK 20011206, PAGE 134658; THENCE, WITH THE LINES OF SUNRISE MOTEL, INC., THE FOLLOWING CALLS: SOUTH 35 DEGREES 55 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 111.48 FEET TO A; SOUTH 18 DEGREES 10 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 100.00 FEET TO A; SOUTH 03 DEGREES 16 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 260.00 FEET TO A; SOUTH 21 DEGREES 46 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 200.00 FEET TO A; SOUTH 28 DEGREES 03 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 115.21 FEET TO THE POINT OF BEGINNING TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD. SAID PROPERTY CONTAINS 15.05 ACRES MORE OR LESS, ACCORDING TO A SURVEY BY LAND DESIGN SURVEYING, DATED DECEMBER 5, 2002, JOB NO. 4201037.

TRACT TWO (MAP 102-17) BEING LAND IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND ALSO BEING THE LAND CONVEYED TO JAMES W. MCCLENDON AS OF RECORD IN DEED BOOK 11163, PAGE 379, AND R.O.D.C. BEING GENERALLY LOCATED NORTH OF CHARLOTTE PIKE (U.S. HIGHWAY 70) AND NORTH OF INTERSTATE 40 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF SUNRISE MOTEL, INC. AS OF RECORD IN DEED BOOK 20011206, PAGE 134658; THENCE, WITH THE EASTERLY LINE OF SAID SUNRISE MOTEL, INC., THE FOLLOWING CALLS: NORTH 32 DEGREES 42 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 200.28 FEET TO A SET IRON PIN; NORTH 36 DEGREES 19 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 451.40 FEET TO A

CONCRETE MONUMENT; THENCE, LEAVING THE LINES OF SAID SUNRISE MOTEL, INC., NORTH 28 DEGREES 02 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 218.80 FEET TO A POINT IN THE DAVIDSON BRANCH; THENCE, WITH THE MEANDERS OF DAVIDSON BRANCH THE FOLLOWING CALLS: NORTH 18 DEGREES 49 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 64.12 FEET TO A POINT; NORTH 44 DEGREES 04 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 73.95 FEET TO A POINT; NORTH 30 DEGREES 06 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 39.48 FEET TO A POINT; NORTH 00 DEGREES 48 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 44.80 FEET TO A POINT; NORTH 31 DEGREES 43 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 103.50 FEET TO A POINT; NORTH 08 DEGREES 59 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 134.80 FEET TO A POINT; NORTH 56 DEGREES 07 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 93.03 FEET TO A POINT; NORTH 20 DEGREES 38 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 195.52 FEET TO A POINT; NORTH 37 DEGREES 50 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 175.00 FEET TO A POINT; NORTH 58 DEGREES 24 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 200.00 FEET TO A POINT; THENCE, LEAVING SAID DAVIDSON BRANCH NORTH 65 DEGREES 31 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 116.87 FEET TO A SET IRON PIN ON THE NORTHERLY LINE OF THE HEREIN DESCRIBED LAND; THENCE, WITH SAID NORTHERLY LINE NORTH 65 DEGREES 34 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 270.51 FEET TO A SET IRON PIN AT THE NORTHWEST CORNER OF MARY N. GANIER, AS OF RECORD IN DEED BOOK 6051, PAGE 883; THENCE, WITH THE WESTERLY LINE OF SAID MARY N. GANIER FOR THE FOLLOWING CALLS: SOUTH 16 DEGREES 52 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 256.00 FEET TO AN IRON PIN SET; SOUTH 12 DEGREES 37 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 198.00 FEET TO AN IRON PIN SET; SOUTH 19 DEGREES 37 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 346.50 FEET TO A 30" OAK; SOUTH 23 DEGREES 37 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 346.50 FEET TO AN IRON PIN SET; SOUTH 35 DEGREES 59 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 264.00 FEET TO AN IRON PIN SET; SOUTH 34 DEGREES 29 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 151.16 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE SOUTHWEST CORNER OF SAID MARY N. GANIER, AND LANDING ON THE NORTHERLY RIGHT-OF-WAY OF CABOT DRIVE; THENCE, WITH THE NORTHERLY RIGHT-OF-WAY OF CABOT DRIVE FOR THE FOLLOWING CALLS: SOUTH 40 DEGREES 18 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 25.00 FEET TO AN IRON PIN SET; SOUTH 04 DEGREES 21 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 281.74 FEET TO AN IRON PIN SET; SOUTH 36 DEGREES 21 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 70.93 FEET TO AN EXISTING IRON PIN, SAID IRON PIN BEING THE SOUTHEAST CORNER OF SUNRISE MOTEL, INC., ALSO BEING THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD. SAID PROPERTY CONTAINS 8.88 ACRES MORE OR LESS, ACCORDING TO A SURVEY BY LAND DESIGNING SURVEYING, DATED DECEMBER 5, 2002, JOB NO. 4201037.

BEING THE SAME PROPERTY CONVEYED TO SFB INVESTMENT COMPANY, LLLLP, A FLORIDA LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM RIVER MEADE DEVELOPMENT, INC., RECORDED ON THE 24TH DAY OF NOVEMBER, 2004 IN INSTRUMENT NO. 20041124-0140822, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions, and easements of record as may affect the premises.

This property is unimproved property known as 6950 Charlotte Pike, Nashville, TN 37209.

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this the 30th day of May, 2008.

SFB Investment Company, LLLP,
a Florida Limited Liability Limited Partnership

By: _____
Stephen F. Been
Its: Authorized Representative

STATE OF: GEORGIA **COUNTY OF:** DEKALB

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Stephen F. Been** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the president (or other officer authorized to execute the instrument) of **SFB Investment Company, LLLP, a Florida Limited Liability Limited Partnership**, the within named bargainor, a Florida limited liability limited partnership, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability limited partnership as president (or other authorized officer).

Witness my hand, at office, this 30th day of May, 2008.

JOHN P. BYRNES NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES AUG. 2 2009

_____
Notary Public

My commission expires: _____

FILE NO: TN2007090561