[ADDRESS NEW OWNER:] **[SEND TAX BILLS TO:]** **[MAP-PARCEL NO.]**

Richland Center, LLC and Green Island Investment, LLC	New Owner	Map 091-15-0
241 54th Avenue North		Parcel 096.00
Nashville, TN 37209		

This instrument prepared by: Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 231, Nashville, Tennessee 37205.

Davidson County DEEDWARR
Recvd: 06/20/08 12:35 2 pgs
Fees:13.00 Taxes:1757.50

20080620-0063651

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **James A. Crossman and Phillip Kirk,** (The "Grantors") have bargained and sold, and by these presents do transfer and convey as tenants in common unto **Richland Center, LLC, as to a Seventy-Five (75%) percent interest and Green Island Investment, LLC, as to a Twenty-Five (25%) percent interest** (The "Grantees"), their successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot Nos. 1101 and 1103 on the Plan of BLOCK 144, PLAN NO. 1, WEST NASHVILLE, as shown on plat of record in Plat Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James A. Crossman and Phillip Kirk, by Special Warranty Deed from Regions Bank, recorded June 20TH, 2008 in Instrument No. 20080620006360, Register's Office for Davidson County, Tennessee.

1. County taxes for the year 2008 and thereafter, not yet due and payable.
2. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLOCK 144, PLAN NO. 1, WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 74 and 75.

This is improved property commonly known as 5200 Charlotte Avenue, Tennessee 37209.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON **]**

The actual consideration or value, whichever is greater for this transfer is $475,000.00

JOSEPH V. FERRELLI NOTARY PUBLIC AT LAW DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

Affiant

Subscribed and sworn to before me this 19th day of June, 2008.

Notary Public

My Commission Expires:_____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to the Property to the said Grantees against the lawful claims of all persons claiming by, through or under Grantors, but against none other.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 19TH day of June, 2008.

JAMES A. CROSSMAN

PHILLIP KIRK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared James A. Crossman and Phillip Kirk with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19TH day of JUNE, 2008.

Notary Public

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

My Commission Expires: