SPECIAL WARRANTY DEED

This instrument was prepared by Perrone & Young, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027 (PRY)		
Address New Owner	**Send Tax Bills To:**	**Map/Parcel**
JC Sun Investment, Inc. 9739 Turner Lane Brentwood TN 37027	Same	147-11-014.00

State of Tennessee)
County of Williamson)

The actual consideration or value for this transfer, whichever is greater, is $6,500,000.00.

Affiant

Sworn to and subscribed before me this 11th day of July 2008.

My commission expires: 11.7.2011

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Tennessee Equity Fund, L.P.** (the "Grantor"), a Tennessee limited partnership, has this day bargained and sold and does hereby transfer and convey unto the said **JC Sun Investment, Inc.** (the "Grantee"), a Tennessee corporation, its successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** hereto which is incorporated herein.

THIS IS IMPROVED PROPERTY KNOWN AS: 4529 and 4531 Nolensville Road, Davidson County, Tennessee

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns, and representatives to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

Davidson County DEEDWARR
Recvd: 07/18/08 10:20 5 pgs
Fees:28.00 Taxes:24050.00
20080718-0073771

Witness its hand this 11th day of July 2008.

GRANTOR: **TENNESSEE EQUITY FUND, L.P.**, a Tennessee limited partnership

By: Dr. H.S. Graf zu Münster, GP by Patricia R. Young, attorney in fact

Dr. H. S. Graf zu Münster, General Partner by Patricia R. Young, attorney-in-fact, pursuant to Power of Attorney

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, Patricia R. young, attorney-in-fact for Dr. H. S. Graf zu Münster, the general partner of Tennessee Equity Fund, L.P., a Tennessee limited partnership, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the attorney-in-fact for Dr. H. S. Graf zu Münster, general partner of Tennessee Equity Fund, L.P., the within named bargainor, a Tennessee limited partnership, and that she as such attorney-in-fact, executed the foregoing instrument for the purpose therein contained, by signing her name as attorney-in-fact for Dr. H. S. Graf zu Münster, as general partner and on behalf of the limited partnership.

Witness my hand and seal, at office in Brentwood, Tennessee, this 11th day of July 2008.

NOTARY PUBLIC

My Commission Expires:
11-7-2011

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Lot 1 Thompson Station of record in Book 7900, page 659, Register's Office for Davidson County, Tennessee, as amended by Instrument of record in Book 9302, page 175, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Commencing at a point in the westerly ROW margin of Nolensville Pike in the southerly ROW margin of Bass Avenue; thence with the westerly ROW margin of Nolensville Pike along a curve to the left having a radius of 951.77 feet, a distance of 136.82 feet to the point of beginning; thence continuing with the same curve 61.76 feet to an iron rod;

Thence S 42° 47' 18" W 216.35 feet to an iron rod;

Thence S 49° 33' 41" E 114.00 feet to an iron rod;

Thence N 40° 26' 19" E 10.00 feet to an iron rod;

Thence S 50° 05' 34" E 200.00 feet to an iron rod;

Thence S 39° 47' 23" W 109.63 feet to an iron rod;

Thence S 49° 29' 42" E 97.24 feet to an iron rod in the westerly ROW margin of Cotton Lane;

Thence with said ROW S 40° 15' 15" W 171.46 feet to an iron rod;

Thence S 29° 55' 04" W 554.6 feet to a concrete monument;

Thence leaving said ROW N 52° 44' 52" W 549.98 feet to an iron rod;

Thence N 13° 47' 44" W 139.98 feet to an iron rod;

Thence S 81° 56' 26" W 330.39 feet to an iron rod;

Thence N 14° 33' 08" E 109.61 feet to an iron rod;

Thence N 12° 56' 15" E 299.33 feet to an iron rod;

Thence N 88° 41' 39" E 385.83 feet to a P.K. nail in asphalt;

Thence N 1° 18' 21" W 80.00 feet to an iron rod;

Thence N 88° 41' 39" E 354.00 feet to an iron rod;

Thence N 40° 49' 35" E 317.00 feet to the point of beginning.

Being all of the same property conveyed to Tennessee Equity Fund, L.P., a Tennessee Limited Partnership by deed from Senash, Inc., a Tennessee Corporation of record in Book 9302, Page 247, dated March 16, 1994, recorded April 5, 1994, Register's Office for Davidson County, Tennessee.

EXHIBIT B

[Permitted Exceptions]

1. Taxes for the year 2008 and subsequent years, a lien, but not yet due and payable. Payment thereof expressly assumed by the Grantee.
2. The Plan of Record in Plat Book 7900, Page 659 and amended in Book 9302, Page 175, said Register's Office.
3. Agreement for Restrictive Covenants contained in Book 8887, Page 56, as amended in Book 9302, Page 176, said Register's Office.
4. Certificate of Limited Partnership for Tennessee Equity Fund, L.P. of record in Book 8875, Page 279, said Register's Office.
5. Amendment to Certificate of Limited Partnership of record in Book 10502, Page 111, said Register's Office.
6. Lease dated July 24, 1992 between Ed H. Street, Jr., Individual, as Landlord, and Food Lion, Inc., as Tenant, subject to Addendum to Lease dated July 24, 1992, First Lease Modification Agreement dated March 18, 1993 and Assignment of Leases dated March 11, 1993 from Realty Shop, Inc. to Senash, Inc. of record in Book 8887, Page 35, Register's Office for Davidson County, Tennessee, as evidenced by Memorandum of Lease of record in Book 8760, Page 525, Register's Office for Davidson County, TN.
7. Lease dated September 22, 1992 between Ed Street Development Company, a sole proprietorship, as Landlord, and Lowe's Home Centers, Inc., as Tenant, as amended by First Amendment to Lease dated September 22, 1992 and subject to Assignment of Leases dated March 11, 1993 from Realty Shop, Inc. to SENASH, Inc. of record in Book 8887, Page 35, Register's Office for Davidson County, TN, as evidenced by Memorandum of Lease of record in Book 8887, Page 37, Register's Office for Davidson County, TN.
8. Assignment of Lessor's Interest in Leases and Assumption of record in Book 9302, Page 252, Register's Office for Davidson County, Tennessee.
9. Storm Water Detention and Drainage Facilities Easement of record in Book 9302, Page 257, Register's Office for Davidson County, Tennessee.
10. Utility Easement of record in Book 9302, Page 263, Register's Office for Davidson County, Tennessee.
11. Ingress/Egress Easement of record in Book 9302, Page 268, Register's Office for Davidson County, Tennessee.
12. Perpetual Easement for Highway Purposes of record in Book 4035, Page 367 and Book 4044, Page 917, Register's Office for Davidson County, Tennessee.
13. Agreement for Right to run and use a sewer pipe contained in Book 5584, Page 120, Register's Office for Davidson County, Tennessee.
14. Agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 8037, Page 341, Register's Office for Davidson County, Tennessee.
15. Construction Easement and Agreement of record in Book 8886, Page 971, Register's Office for Davidson County, Tennessee.
16. Boundary Line and Driveway easement agreement of record in Book 8886, Page 977, Register's Office for Davidson County, Tennessee.
17. Storm Water Detention and Drainage Facilities Easement of record in Book 8886, Page 984, Register's Office for Davidson County, Tennessee.
18. Easement to Bellsouth Telecommunications of record in Book 9007, Page 106, Register's Office for Davidson County, Tennessee.
19. Subordination, Non-Disturbance and Attornment Agreement of record in Book 9302, Page 231, Register's Office for Davidson County, Tennessee.

20. Deed of Conveyance for Department of Water and Sewerage Services of record in Book 9531, Page 27, Register's Office for Davidson County, Tennessee.
21. Letter regarding deed of conveyance of record in Book 9531, Page 32, Register's Office for Davidson County, Tennessee.
22. Financing Statement in E0060705 amended in Instrument No. 20050705-0076487 and Instrument No. 20040128-0010579, Register's Office for Davidson County, Tennessee.
23. Financing Statement of record in 0585361 amended in Instrument No. 20040128-0010578, Register's Office for Davidson County, Tennessee.
24. Assignment, Assumption and Amendatory Agreement of record Deed of Trust, Assignment of Rents and Security Agreement executed by JC Sun Investment, Inc., a Tennessee Corporation of record in Instrument No. 20080718-0073992 ** Original Deed of Trust executed by Senash, Inc., a TN Corporation of record in Book 9302, Page 182, dated 3/11/94 to secure to Life Insurance Company of Georgia, a Georgia Corporation in the amount of $6,300,000.00; Amended in Book 9302, Page 289; Assignment of Leases, Rents and Profits of record in Book 9302, Page 214, Register's Office for Davidson County, Tennessee; and Assignment of Tennessee Deed of Trust, Assignment of Rents and Security Agreement and Assignment of Leases, Rents and Profits of record in Instrument No. 20050705-0076486, Register's Office for Davidson County, Tennessee; Assumption Agreement, Consent and Release of record in Book 9302, Page 274, Register's Office for Davidson County, Tennessee.
25. Amendment to Financing Statement of record in Instrument No. 20080718-0073995 ** Register's Office for Davidson County, Tennessee. Said Financing Statement was originally from Senash, Inc. to Life Insurance Company of Georgia in the amount of $6,300,000.00 of record in Book 9302, Page 226; Continuation of Financing Statement of record in Book 11472, Page 849, amended Financing Statement of record in Instrument No. 20040206-0014580, dated 2/5/04; Further amended in Instrument No. 20050705-0076488, Register's Office for Davidson County, Tennessee.

**** Being Recorded simultaneously herewith.**