Davidson County DEEDWARR
Recvd: 07/25/08 15:32 3 pg
Fees:18.00 Taxes:11285.00
20080725-0076469

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
ML Destiny Plaza, LLC 1256 Campbell Land, Ste 201 Bowling Green, KY 42104	Same as New Owner	Map: 093-02 Parcel:007.00
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, Suite 1230, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **SIG I, LLC,** ("Grantor") has bargained and sold, and hereby transfers and conveys to **ML Destiny Plaza, LLC, a Kentucky limited liability company** ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

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

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities, including but not limited to those restrictions of record in Book 2735, page 473, Register's Office for Davidson, Tennessee; all matters as shown on subdivision plan of record in Book 3500, page 109, Register's Office for Davidson County, Tennessee; all matters as shown on the Site Improvement Survey prepared by J. Alan Cummings, TN RLS No. 2351, Crawford & Cummings, P.C., 1929 21st. Avenue South, Nashville, TN 37212 , Job No. 08054 (0), bearing the date of June 9, 2008; an unrecorded Lease by and between SIG I, LLC, Lessor and Maximus, Lessee dated April, 2007, amended by the First Amendment dated April 28, 2008; Taxes for the year 2008 have been prorated and assumed by the Grantor.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons.

This is improved property, known as **446 James Robertson Parkway, Nashville, TN 37219**

EXECUTED this 25th day of July, 2008.

SIG I, LLC

BY: _____
Clyde Spencer, Jr., Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Clyde Spencer, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence.) and who, upon oath, acknowledged himself to be the Chief Manager of SIG I, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

Witness my hand and official seal, this the 25th day of July, 2008.

_____
Notary Public

My Commission Expires:

_____

(SEAL)

DAVID B GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires January 9 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,050,000.00.

_____
AFFIANT Asst. Manager

Subscribed and sworn to before me this 25th day of July, 2008.

_____
NOTARY PUBLIC

My Commission Expires:

_____

DAVID B GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires January 9 2012

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot "Ca" on the resubdivision of the parcels of "Ca" and "C" of The Capitol Hill Redevelopment Project of record in Book 3500, page 109, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to SIG I, LLC by Warranty Deed from The R. C. Whiteaker Family No. II Limited Partnership, of record as Instrument No. 20051107-0134803, Register's Office for Davidson County, Tennessee.