SPECIAL WARRANTY DEED

FROM: Murfreesboro Road Realty, G.P.

TO: Edward C. Keefe, Trustee of the Keefe Living Trust (also known as the Edward C. Keefe Revocable Trust) u/a/d May 23, 1997

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 08/04/08 16:11 5 pgs
Fees:28.00 Taxes:22799.40
20080804-0080286

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
Edward C. Keefe, Trustee of the Keefe Living Trust 834 Eisenhower Street, No. 15 Winner, SD 57580	Same	Map 106-16, Parcel 87

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $6,162,000.00.

Affiant

Sworn to and subscribed before me, this 4th day of ~~July,~~ August 2008.

Notary Public

My Commission Expires: COMMISSION EXPIRES MAY 08, 2011

PAMELA B. HAMPTON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Murfreesboro Road Realty, G.P., a Tennessee general partnership** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Edward C. Keefe, Trustee of the Keefe Living Trust (also known as the Edward C. Keefe Revocable Trust) u/a/d May 23, 1997** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 1.390 acres, more or less, located on the north west corner of Murfreesboro Road and Thompson Lane, Nashville, Davidson County Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 25th day of July, 2008.

SELLER: Murfreesboro Road Realty, G.P.
a general partnership

By: Murfreesboro Road Realty, LLC,
a Tennessee limited liability company,
its General Partner

By: _____
George A. Morgan, III, its Manager

STATE OF NC)
)
COUNTY OF Mecklenburg)

Before me, Lynne C. Takac, a Notary Public in and for the County and State aforesaid, personally appeared George A. Morgan, III, 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 Manager of Murfreesboro Road Realty, LLC, a General Partner of Murfreesboro Road Realty, G.P., a Tennessee general partnership, the within named bargainor, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the General Partner of the general partnership by himself as Manager.

LYNNE C. TAKAC NOTARY PUBLIC MECKLENBURG COUNTY NC

Witness my hand and seal at office in Charlotte, NC, this 25th day of July, 2008.

Lynne C. Takac
Notary Public

My Commission Expires: 7-13-13

Please Initial

EXHIBIT A
(Description of Property)

Exhibit A to Deed of Trust and Assignment of Rents and Leases executed by EDWARD C. KEEFE, TRUSTEE OF THE EDWARD C. KEEFE REVOCABLE TRUST, who acquired title as Edward C. Keefe, Trustee of the Keefe Living Trust (also known as the Edward C. Keefe Revocable Trust) u/a/d May 23, 1997, as Grantor, to SAM BELK, as Trustee, for the benefit of WELLS FARGO BANK, NATIONAL ASSOCIATION, as Beneficiary, dated as of July 24, 2008.

Legal Description of Property

Tracts 1 and 2:

Being the same property conveyed to Murfreesboro Road Realty, G.P. at Instrument No. 20060726-0090293, Register's Office for Davidson County, Tennessee.

Tract 3:

Being the same property conveyed to Murfreesboro Road Realty, G.P. at Instrument No. 20060726-0090294, Register's Office for Davidson County, Tennessee.

LAND lying in Davidson County, Tennessee, being more particularly described as follows:

TRACT 1:

BEGINNING at an iron pin on the southerly margin of Murfreesboro Road, said iron pin being north 50 deg. 28 min. West 239.71 feet from the northerly margin of Thompson Lane; also being the northeast corner of the property conveyed to the Krystal Company from Martin Theaters, Book 3647, page 131, Register's Office for said County and State; thence with the southerly margin of Murfreesboro Road, south 50 deg. 28 min. East 208.20 feet to a concrete monument; thence around a curve having a 25 foot radius 45.01 feet to a concrete monument on the northerly margin of Thompson Lane; thence with the margin of Thompson Lane, south 52 deg. 41 min. West 153.33 feet to an iron pin; thence leaving the northerly margin of Thompson Lane, north 50 deg. 28 min. West 197.66 feet to an iron pin; thence north 39 deg. 32 min. East 180 feet to the point of beginning.

TRACT 11:

Land lying in the Second Civil District of Davidson County, Tennessee, located on the southwest corner of the intersection of Murfreesboro Road and Thompson Lane; further described as follows:

BEGINNING at a point at the intersection of the northerly margin of Thompson Lane, and the westerly right of way of Murfreesboro Road; thence with the northerly margin of Thompson Lane, south 52 deg. 41 min. West 31.51 feet to a concrete monument; thence in a northerly direction around the curve having a radius of 25.00 feet 45.01 feet to a concrete monument to the end of the curve, said monument being on the westerly margin of Murfreesboro Road; thence with the westerly margin of Murfreesboro Road, South 50 deg. 28 min. East 31.51 feet to the point of beginning.

Together with a non-exclusive easement for an alleyway as set forth in Book 3898, page 431, said Register's Office.

TRACT III

All that tract or parcel of land located In the County of Davidson, State of Tennessee and described as follows:

Land In the 2nd Civil District of Davidson County, Tennessee, being Lot No, 3 and the easterly 25 feet of Lot No. 4 on the unrecorded Plan of part of the property or Martin Theatres of Nashville, Inc., described according to a survey made by Clyde D, Anderson, surveyor, September 29, 1963, and War Collier Parish, Associates, Civil Engineers, April 16, 1965, as follows:

Beginning on the southeasterly margin of the Murfreesboro Road at a point north 50 dog. 28' west 239.71 feet from the northwesterly margin of Thompson Lane, being the comer of Lots Nos. 2 and 3; thence, with said road, north 50 deg. 28' west 125 feet; thence south 39 deg, 32' west 170 feet; thence, south 50 deg. 28' east 125 feet to the northwesterly line of Lot No. 2; thence, with said line, north 39 deg. 32' east 170 fact to the beginning, Together with an easement for a 20-foot alleyway in the rear of said property and extending in a southeasterly direction along the rear of Lots Nos. 2 and 1 on sold Plan, to Thompson Lane.

Exhibit B

All matters shown on Plat recorded at Instrument No. 20061206-0150787.

Restrictions as contained at Instrument No. 200508160096653.

Terms and provisions of Lease by and between Murfreesboro Road Realty, G.P. and Walgreen Co., dated July 17, 2006 and recorded at Instrument No. 20060726-0090300.

Stormwater Detention Agreement as of record at Instrument No. 20060912-0112600.

Drainage Easement as described in Book 4392, page 738.