Davidson County DEEDWARR
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Fees:28.00 Taxes:22570.00
20081024-0106753

SPECIAL WARRANTY DEED

FROM: Hermitage Gardens/Whispering Hills, Limited, a Tennessee limited partnership, Grantor

TO: McMurray BPI Partners, LLC, a Delaware limited liability company, Grantee

~~After~~ recording return to and
This instrument was prepared by:

Lea W. Stouffer
6507 Brownlee Dr.
Nashville, Tennessee 37205

Address New Owner (s) As Follows:	Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes	Map-Parcel Number
McMurray BPI Partners, LLC 570 McMurray Drive Nashville, TN 37211	Same	161-11.00 161-3-33.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Six Million One Hundred Thousand and No/100 Dollars ($6,100,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 13 day of October, 2008.

Notary Public

JAN L. BACHUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 11.23.08

FOR AND IN CONSIDERATION OF the sum of Six Million One Hundred Thousand and No/100 Dollars ($6,100,000.00), the receipt and sufficiency of which are hereby acknowledged, Hermitage Gardens/Whispering Hills, Limited, a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto McMurray BPI Partners, LLC, a Delaware limited liability company (the "Grantee"), its successors and assigns a certain tract or parcel of land in

Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 570 McMurray Drive, Nashville, TN 37211.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

SIGNATURE PAGE TO FOLLOW.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

Witness my hand as of the 17th day of October, 2008.

Hermitage Gardens/Whispering Hills, Limited, a Tennessee limited partnership

By: Whispering Hills Realty Co., LLC, a Delaware limited liability company, its General Partner

By: Mary R. Green

Print Name: Mary R. Green

Title: Operating Manager

STATE OF NEW YORK)
COUNTY OF WESTCHESTER)

Before me, John M. Murray, a Notary Public of said County and State, personally appeared Mary R. Green, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Operating Manager (or other officer authorized to execute the instrument) of Whispering Hills Realty Co., LLC, a Delaware limited liability company and the general partner of Hermitage Gardens/Whispering Hills, Limited, a Tennessee limited partnership, the within named bargainor, and that she as such Operating Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as the general partner of Hermitage Gardens/Whispering Hills, Limited, a Tennessee limited partnership, by herself as Operating Manager of said limited liability company.

Witness my hand and seal, at Office, this 17th day of October, 2008.

John M. Murray
Notary Public

My Commission Expires:_____

JOHN M. MURRAY
Notary Public, State of New York
No. 4618009
Qualified in Westchester County
Commission Expires May 31, 2012

EXHIBIT A

Property Description

A TRACT OF LAND LYING IN THE SIXTH, FORMERLY THE EIGHTH, CIVIL DISTRICT OF DAVIDSON COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE NORTHERLY MARGIN OF MCMURRAY DRIVE, SAID POINT BEING LOCATED SOUTH 87 DEGREES 01 MINUTES 00 SECONDS EAST 213.90 FEET FROM THE CENTERLINE OF NORTH HILSON DRIVE; THENCE LEAVING NORTH MARGIN OF MCMURRAY DRIVE, NORTH 00 DEGREES 13 MINUTES 00 SECONDS EAST 1282.06 FEET TO A CONCRETE MONUMENT; THENCE NORTH 00 DEGREES 08 MINUTES 56 SECONDS EAST 197.20 FEET TO AN IRON PIN ON THE SOUTHERLY MARGIN OF BREWER DRIVE; THENCE WITH SOUTHERLY MARGIN OF BREWER DRIVE, SOUTH 53 DEGREES 55 MINUTES 49 SECONDS EAST 311.57 FEET TO AN IRON PIN; THENCE LEAVING SAID MARGIN OF BREWER DRIVE AND WITH THE WESTERLY BOUNDARY OF THE PLAN OF WILKERSON HEIGHTS, OF RECORD IN BOOK 2900, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, SOUTH 36 DEGREES 04 MINUTES 11 SECONDS WEST 150.30 FEET TO AN IRON PIN; THENCE WITH SAID BOUNDARY, SOUTH 02 DEGREES 48 MINUTES 45 SECONDS EAST 345.32 FEET TO AN IRON PIN; THENCE WITH SAID BOUNDARY, SOUTH 40 DEGREES 40 MINUTES 11 SECONDS EAST 142.10 FEET TO AN IRON PIN; THENCE WITH SAID BOUNDARY, SOUTH 20 DEGREES 06 MINUTES 24 SECONDS EAST 357.85 FEET TO AN IRON PIN; THENCE WITH SAID BOUNDARY, SOUTH 22 DEGREES 16 MINUTES 02 SECONDS EAST 448.19 FEET TO A PK NAIL SET IN A CONCRETE PILLAR LOCATED ON THE NORTHERLY MARGIN OF MCMURRAY DRIVE; THENCE WITH SAID MARGIN OF SAID MCMURRAY DRIVE, NORTH 87 DEGREES 04 MINUTES 36 SECONDS WEST 571.85 FEET TO AN IRON PIN, THE POINT OF BEGINNING.

Being the same property conveyed to Hermitage Gardens/Whispering Hills, Limited, a Tennessee limited partnership by deed of record in Book 8479, page 550, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2008, a lien due and payable but not yet delinquent.

2. 15 foot Easement as granted to First Suburban Water Utility District of record in Book 4653, page 714, in the Register's Office for Davidson County, Tennessee, as shown on the Survey made by H&H Land Surveying, Inc., dated September 29, 2008, last revised October 9, 2008, designated as Job No. 94-504 (the "Survey").

3. 20 foot Sanitary Sewer Easement to Radnor Utility District as referenced in the Warranty Deed to Hermitage Gardens/Whispering Hills, Limited of record in Book 8479, page 550, in the Registers' Office for Davidson County, Tennessee, as shown on the Survey.

4. Terms and conditions of that certain Lease as evidenced by Memorandum of Lease dated November 27, 1996 by and between Hermitage Gardens/Whispering Hills, Ltd, as Lessor and Web Service Company, Inc., as Lessee of record in Book 10349, page 228, Register's Office for Davidson County, Tennessee.

5. 10 foot public utility easement as shown on the Plan of Wilkerson Heights of record in Plat Book 2900, page 63, in the Register's Office for Davidson County, Tennessee, as shown on the Survey.

6. Rights of tenants in possession as of the date hereof as tenants only under unrecorded residential leases.

7. Survey prepared by H&H Land Surveying, Inc., dated September 29, 2008, last revised October 9, 2008, designated as Job No. 94-504, shows the following matters:

   a. Overhead electric power lines cross the premises. Except to the rights of third parties to use and maintain.