THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
HHKW Properties, LLC One Vantage Way, Suite E-100 Nashville, TN 37228	Same	82-6-75

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, TALLMAN COMPANY, INC., a Delaware corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto HHKW PROPERTIES, LLC, a Tennessee limited liability company ("Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

This is improved property known as 715 Cowan Street, Nashville, Tennessee.

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

Grantor covenants that, subject to the matters listed on Exhibit B attached hereto, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor executed this instrument on this 16 day of March, 2009.

TALLMAN COMPANY, INC.

By: Douglas P. Tallman
Title: President

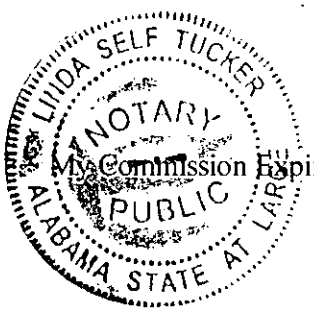
BILL GARRETT, Davidson County
T20090018168 DEEDWARR
Recvd: 03/18/09 14:18 4 pgs
Fees:23.00 Taxes:3052.50
20090318-0024471

STATE OF ALABAMA)

COUNTY OF LAUDERDALE)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Douglas P. Tallman, with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the President of Tallman Company, Inc., a Delaware corporation, and is authorized to execute this instrument on its behalf.

WITNESS my hand, at office, this 16 day of March, 2009.



Linda Self Tucker
Notary Public

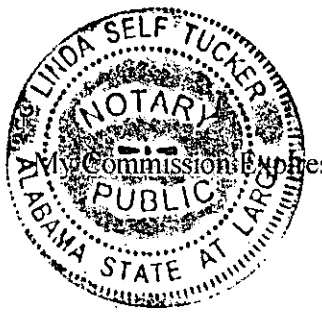
My Commission Expires: MY COMMISSION EXPIRES AUG. 1, 2011

STATE OF ALABAMA)
COUNTY OF LAUDERDALE)

The actual consideration or value (whichever is greater) for this transfer is $825,000.

Douglas P. Tallman
Affiant

Subscribed and sworn to before me, this 16 day of March, 2009.



Linda Self Tucker
Notary Public

My Commission Expires: MY COMMISSION EXPIRES AUG. 1, 2011

EXHIBIT A

Land in the fifth (5th) councilmanic district of Metropolitan Nashville and Davidson County, Tennessee, lying along the easterly margin of Cowan Street and being more particularly described according to a survey prepared by James Terry & Associates, dated March 8, 2009, Job Number 2009-012 and proceeding as follows:

Beginning at a P.K. nail (found) on the easterly right-of-way line of Cowan Street, a 60-foot wide public right-of-way, at the northwesterly property corner of Lot 1, CKM Properties as of record in plat Book 9700, page 683, Register's Office for Davidson County, Tennessee; said P.K. nail also being the southwesterly property corner of the herein described tract; thence,

1. With the easterly right-of-way line of said Cowan Street, north 09 degrees 27 minutes 07 seconds west, 371.39 feet to an iron rod (set) at the southwesterly property corner of a tract of land conveyed to Vigil Foods, Inc. as of record in Book 4192, page 611, Register's Office for Davidson County, Tennessee; thence,

2. Leaving said easterly right-of-way line, and with the southerly property line of said Vigil Foods, Inc. property, north 81 degrees 04 minutes 59 seconds east, 204.18 feet to an iron rod (set) on the westerly right-of-way margin of Interstate 65; thence,

3. With the westerly right-of-way margin of Interstate 65, south 08 degrees 51 minutes 08 seconds east, 371.38 feet to an iron rod (found) at the northeasterly property corner of the aforementioned Lot 1, CKM Properties; thence,

4. With the northerly property line of said Lot 1, CKM Properties, south 81 degrees 05 minutes 03 seconds west, 200.29 feet to the point of beginning and containing 75,104 square feet or 1.724 acres, more or less, as calculated by the above courses and distances which were within the precision requirements of an ALTA/ACSM Land Title Survey of 2005.

Being the remainder of the same property conveyed to Tallman Company, Inc., a Delaware corporation inadvertently referred to in the deed of record in Book 4207, page 602, Register's Office for Davidson County, Tennessee, as Tallman, Inc. of Delaware.

EXHIBIT B

1. Taxes for 2009 and thereafter, a lien not yet due and payable.

2. Reservation for 16' railroad right of way as reserved in Deed of record in Book 4207, page 602, Register's Office for Davidson County, Tennessee.

3. As to the easterly boundary of the land: Access is limited due to the fact that the land is adjacent to Interstate 65, a controlled access highway.