THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 21727-6
Davidson Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:
JRBR Holding, LLC
3590 West Picacho Avenue
Las Cruces, NM 88007

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
Map 080
Parcels 019 and 068

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, DUTCH INVESTMENTS-NASHVILLE, LP, a Tennessee limited partnership, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto JRBR HOLDING, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See attached Exhibit "A"

BEING the same property conveyed to Dutch Investments - Nashville, a Tennessee general partnership, by Special Warranty Deed With Assumption, executed August 6, 2002, from Western Properties, a Tennessee general partnership, of record in Instrument No. 20020809-0096608, Register's Office for Davidson County, Tennessee. Dutch Investments - Nashville, a Tennessee general partnership, has since been converted to Dutch Investments - Nashville, L.P., by Certificate of Limited Partnership, of record in Instrument No. 20040721-0087454, amended in Instrument No. 20040816-0098667, Instrument No. 20051129-0143613, and Instrument No. 20051129-0143616, said Register's Office.

THIS is improved property known 3700 and 3750 Stewarts Lane, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "B"; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20090020406 DEEDWARR
Recvd: 03/27/09 14:07 7 pgs
Fees:38.00 Taxes:14615.00
20090327-0027759

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this 25 day of March 2009.

Dutch Investments-Nashville, LP
a Tennessee limited partnership

By: JCMS Investments, Inc.
a Tennessee corporation
Its: General Partner

By: _____
Marc Stewart, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Marc Stewart 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 President of JCMS Investments, Inc., a Tennessee corporation (the "Corporation"), said Corporation being the General Partner of Dutch Investments-Nashville, LP, a Tennessee limited partnership, and who further acknowledged that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing by signing on behalf of the corporation as the General Partner for the said limited partnership

WITNESS my hand and official seal at Nashville, Tennessee this 25 day of March 2009.

JENNIFER L. JOHNSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
NOTARY PUBLIC
My Commission Expires: 3/7/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,950,000.00

_____
Affiant

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

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public
My commission expires 3/7/2011

EXHIBIT "A"
Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot Nos. 3 and 4 on the Plan of Stewarts Lane Business Park, as of record in Deed Book 7900, Page 825, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description and being more particularly described as follows:

Beginning at an existing iron rod in the northerly right-of-way line of County Hospital Road, at a corner common with the property of Gus Richards, Jr., as of record in Deed Book 4075, Page 340, at the Register's Office for Davidson County, Tennessee, said existing iron rod being located at Northing: 675,872.39; Easting: 1,714,690.63; on the State Plane Coordinate System;

Thence with the northerly right-of-way line of County Hospital Road, North 64 deg 59 min 56 sec West, 77.52 feet to an iron rod set;

Thence with a curve to the right, along an arc length of 47.16 feet, the central angle of which is 90 deg 03 min 42 sec, the radius of which is 30.00 feet, the chord of which is North 19 deg 58 min 05 sec West, 42.45 feet to an iron rod set, at the intersection with the easterly right-of-way line of Stewarts Lane, 60 feet in width;

Thence leaving the northerly right-of-way line of County Hospital Road, with the easterly right-of-way line of Stewarts Lane, North 25 deg 03 min 46 sec East, 57.03 feet to an iron rod set;

Thence with a curve to the left, along an arc length of 252.43 feet, the central angle of which is 22 deg 57 min 27 sec, the radius of which is 630.00 feet, the chord of which is North 13 deg 35 min 02 sec East, 250.75 feet to an iron rod set;

Thence North 02 deg 06 min 21 sec East, 907.43 feet to an existing iron rod;

Thence with a curve to the left, along an arc length of 97.37 feet, the central angle of which is 08 deg 51 min 20 sec, the radius of which is 630.00, North 02 deg 19 min 19 sec West, 97.28 feet to an existing iron rod;

Thence North 06 deg 25 min 03 sec West, 4.92 feet to an existing iron rod, at a corner common with State of Tennessee, as of record in Instrument Number: 20000103-0000148, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Stewarts Lane, with the southerly property line of the State of Tennessee, North 89 deg 48 min 57 sec East, 260.39 feet to an existing iron rod, at a corner common with the property of the State of Tennessee, as of record in Instrument Number 20000306-0021806, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of the State of Tennessee, South 89 deg 27 min 01 sec East, 653.33 feet to an iron rod set, at a corner common with the property of Gus Richards, Jr., as of record in Deed Book 5552, Page 989, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Gus Richards, Jr., South 41 deg 22 min 07 sec West, 360.00 feet to an iron rod set;

Thence South 15 deg 14 min 03 sec West, 156.09 feet to an iron rod set;

Thence South 11 deg 17 min 45 sec East, 280.54 feet to an iron rod set;

Thence South 27 deg 34 min 31 sec East, 105.97 feet to an iron rod set, at a corner common with the property of Gus Richards, Jr.;

Thence with the westerly property line of Gus Richards, Jr., South 53 deg 00 min 01 sec West, 482.22 feet to an iron rod set;

Thence South 69 deg 46 min 01 sec West, 94.40 feet to an iron rod set;

Thence South 59 deg 00 min 16 sec West, 198.00 feet to an iron rod set;

Thence South 37 deg 58 min 47 sec West, 199.04 feet to the POINT OF BEGINNING. Containing 792,975 square feet or 18.204 acres more or less.

EXHIBIT "B"
Permitted Encumbrances

(a) Taxes for the year 2009 and subsequent years, not yet due and payable, said taxes having been prorated and assumed by the Grantee.

(b) Matters shown on the Plan of record in Book 7900, Page 825, Register's Office for Davidson County, Tennessee.

(c) Flowage Easement granted in Judgment of record in Book 2155, Page 311, Register's Office for Davidson County, Tennessee.

(d) Right-of-Way Agreement of record in Book 2600, Page 279, Register's Office for Davidson County, Tennessee.

(e) Right-of-Way Agreement to Nashville Gas Company, of record in Book 3969, Page 824, Register's Office for Davidson County, Tennessee.

(f) Matters shown on the ALTA/ACSM Land Title Survey of Lot 3 & 4, Stewart Land Business Park, by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. #1512, dated June 6, 2008, and last revised February 24, 2009, as Job No. 08100CW.

(g) Rights of others in and to the use of an apparent gravel road or driveway which crosses the subject property and which appears to provide access to an adjoining landlocked property, which adjoining property is situated between the subject property and a stream or waterway known as Whites Creek. The apparent road or driveway is shown on the survey described above as crossing over the southeast boundary of the subject property. The said survey also shows a gate along the western boundary of the subject property which may provide access to the said road or driveway.

(h) ALTA/ACSM Land Title Survey of Lot 3 & 4, Stewart Land Business Park, by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. #1512, dated June 6, 2008 and last revised March 19, 2009, as Job No. 08100CW, discloses the following:

1. Rights of others in and to the use of an apparent gravel road or driveway which crosses the subject property and which appears to provide access to an adjoining landlocked property, which adjoining property is situated between the subject property and a stream or waterway known as Whites Creek. The apparent road or driveway is shown on the survey described above as crossing over the southeast boundary of the subject property. The said survey also shows a gate along the western boundary of the subject property which may provide access to the said road or driveway.

2. Subject to the Flood Hazard areas. Zoned "AE" within the 100 Year Flood Plan and "X" outside of 100 Year Flood Plan. Flood elevation is 412 feet.

3. Overhead power and telephone lines cross over the western boundary line to connect to power poles located on Stewarts Lane. Said overhead power and telephone lines also connect to power poles located on the property.

4. Overhead power and telephone lines located within the boundaries of the subject property that connect to power poles located on the property.

5. Chain link fence runs along the southeastern boundary of the property. Said fence encroached upon the neighboring Parcel 19.01 located to the east of the property.

6. Subject to a 30 foot Gas Line Easement of record in Deed Book 2600, Page 279, Register's Office for Davidson County, Tennessee, located in the southern portion of the property.

7. Subject to a 15 foot Public Utility & Drainage Easement of record in Plat Book 7900, Page 825, said Register's Office, located in the southern portion of the property.

8. Subject to a 20 foot Sewer Easement of record in Plat Book 7900, Page 825, said Register's Office, located running east to west across the property.

9. Subject to a 60 foot Storm Drainage Easement of record in Plat Book 7900, Page 825, said Register's Office.

10. 35 foot minimum building setback line from Stewarts Lane for front of building and 20 foot setback for rear of building, and 30 foot height limitation.

11. Chain link fence and gates to said fence located inside the boundaries of the property and running along the boundaries of the building and parking lots. A portion, however, of said fence crosses the southwestern boundary opening onto Stewarts Lane.

12. A portion of the platted Lot 3 is within the bounds of Whites Creek (a creek or waterway) in the northeastern portion of the property.

13. A sign is located on the southwestern portion of the property, which sign appears to cross over the property boundary onto the right-of-way of Stewarts Lane.

14. A 24 inch culvert runs east to west through the property through a storm drainage easement.

15. An 8 inch sewer line runs west to east through the middle of the property and continues in a northeasterly direction along the eastern boundary of the property.

16. Coin wash located on the eastern side of the Metal Siding Building.

17. A shed is located in the northern half of the property adjoining Stewarts Lane right-of-way (may be an encroachment on setback requirements).

18. Clean-outs and Manholes located in an east-west pattern along the eastern section of the property.

19. Sewer valve located on the western boundary of the Sanitary Sewer Easement in the eastern portion of the property.

20. 36 inch culvert running within the parking area in the northern section of the property.