Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Grandview Property, LLC 1989 Fletcher Creek Drive Memphis, TN 38133	GRANDVIEW PROPERTY, LLC 1989 FLETCHER CREEK DR. MEMPHIS, TN 38133	119-05-0-104
This instrument prepared by: RCR Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700 Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **GRANDVIEW AVE, INC.** ("**Grantor**"), a Tennessee corporation, has bargained and sold, and hereby transfers and conveys to **GRANDVIEW PROPERTY, LLC** ("**Grantee**"), a Tennessee limited liability company, 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:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Matters shown on plan of record in Plat Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF SHELBY

Affiant hereby swears or affirms that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this the 24th day of March, 2009.

Notary Public
My Commission Expires:

W. GRADY McDONALD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. AUGUST 08, 2012

2093666 v1
109641-001

BILL GARRETT, Davidson County
Trans:T20090030543 DEEDWARR
Recvd: 05/07/09 15:34 3 pgs
Fees:18.00 Taxes:1295.00

20090507-0042348

3. Any rights, easements, interests or claims which may exist by reason of or reflected by any matters shown on the survey prepared by Douglas W. Ball-Chandler, RLS #2588, dated May 15, 2008, job 08002789.

Grantor covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

This is improved property, known as 2506 Grandview Avenue, Nashville, Davidson County, Tennessee.

Executed this 24 day of March, 2009.

GRANDVIEW AVE, INC., a Tennessee corporation

By: Katina Jakubowski
Title: Vice President

STATE OF North Carolina
COUNTY OF Mecklenburg)

Before me, Donna H. Sloop the undersigned, a Notary Public in and for Cabarrus County and State aforesaid, personally appeared Katina Jakubowski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Vice President of GRANDVIEW AVE, INC., a Tennessee corporation, the within named bargainor, and that as such Vice President of the corporation, he/she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such Vice President for the corporation.

WITNESS my hand and seal at office in Charlotte, North Carolina this the 24th day of March, 2009.

Donna H. Sloop
Notary Public
My Commission Expires: 10/10/2011

DONNA H. SLOOP
NOTARY PUBLIC
Cabarrus County, North Carolina

EXHIBIT A

Land in Davidson County, Tennessee, being Lot Nos. 482 & 483 of Grandview Heights Subdivision, of record in Plat Book 161, pages 14 & 15, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Grandview Ave, Inc. by successor trustee's deed from Emily H. Bowman, Successor Trustee, recorded as Instrument No. 20081110-0111257, in the Register's Office for Davidson County, Tennessee.

Prepared by & Return To:

Fearnley & Califf, PLLC
6389 Quail Hollow Road North, Ste. 202
Memphis, TN 38120
FC0902031
901-767-6200