BILL GARRETT, Davidson County
Trans:T20090041202 DEEDWARR
Recvd: 06/19/09 14:25 4 pgs
Fees:23.00 Taxes:5272.50
20090619-0057471

SPECIAL WARRANTY DEED

FROM: Oasis Center, Inc.

TO: Super 98 Holdings, L.L.C.

This instrument was prepared by:
Sherrard & Roe, PLC (MDR)
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Super 98 Holdings, L.L.C. 1219 16th Avenue South Nashville, TN 37212	Same	Map 104-080, Parcel 227

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,425,000.00.

Affiant

Sworn to and subscribed before me, this 18th day of June, 2009.

Notary Public

My Commission Expires: May 6, 2013

ANNA NICHOLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 6, 2013

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, **Oasis Center, Inc., a Tennessee corporation** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Super 98 Holdings, L.L.C., a Tennessee limited liability company** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain tracts 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 the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

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 19th day of June, 2009.

SELLER: Oasis Center, Inc., a Tennessee corporation

By: Hal Cato

Title: CEO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Anna L Nichols, a Notary Public in and for the County and State aforesaid, personally appeared Hal Cato 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 Exe. Director of Oasis Center, Inc., a Tennessee corporation, the within named bargainor, a corporation, and that he/she as such Exec Director, 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 Exec Director.

Witness my hand and seal at office in Nashville, Tennessee, this 18th day of June, 2009.

Anna L. Nichols
Notary Public

My Commission Expires:

May 6, 2013

ANNA L. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being the southerly 110 feet of the easterly 155 feet of Lot No. 30 on the Map of the O.B. Hayes Plan of Large Lots, called "Rokeby" as of record in Book 21, page 87, Register's Office for said County, described as follows, according to a survey by H & H Land Surveying, Inc. dated May 13, 2009:

Beginning at an iron pin on the westerly margin of 16th Avenue South, formerly Belmont Avenue 276.0 feet from Horton Avenue; thence north 81° 49' 51" west a distance of 115.15 feet to an iron pin; thence north 09° 29' 40" east a distance of 109.99 feet to a pk nail; thence south 81° 49' 15" east a distance of 155.15 feet to an iron pin; thence south 09° 29' 40" west a distance of 109.99 feet to the point of beginning and containing 0.391 acres, more or less.

Being the same property conveyed to Oasis Center, Inc. by Quitclaim Deed form Federal Deposit Insurance Corporation as Receiver for First National Bank of Jackson, dated July 30, 1992, recorded August 3, 1992, of record in Book 8691, Page 688, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2009, which are not yet due and payable.

2. All matters as shown on the plat of record in Plat Book 21, Page 87, in the Register's Office for Davidson County, Tennessee.

3. Sewer Easement set forth in Deed of record in Book 2910, Page 175, in the Register's Office for Davidson County, Tennessee.