STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 3,172,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of August, 2009.

Notary Public

My commission expires:

NOTARY PUBLIC AT LARGE
Joe Vaulx Crockett, III
My Commission Expires January 7, 2013
STATE OF TENNESSEE

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
c/o Sohaila Willis 818 Stonebrook Drive Lebanon, TN 37087	Owner	11-B-C/26 (Williamson County) 171/5 (Davidson County)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BRENTWOOD OFFICE BUILDING, LLC, a Tennessee limited liability company ("GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto THE AKBAR S. TAHIRY LIVING TRUST, a trust formed pursuant to the laws of Florida, as to a 44% undivided interest as tenant in common, and THE BRENTWOOD OFFICE BUILDING PARTNERSHIP, a Tennessee general partnership, as to a 56% undivided interest as tenant in common (collectively, "GRANTEES"), their successors and assigns, certain real estate in Brentwood (Davidson and Williamson Counties), Tennessee, being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property located at 116 Wilson Pike Circle, Brentwood, Tennessee 37027.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth on Exhibit A, attached hereto and incorporated herein by reference. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

BILL GARRETT, Davidson County
Trans:T20090055952 DEEDWARR
Recvd: 08/17/09 10:57 3 pgs
Fees:18.00 Taxes:11736.40
20090817-0077032

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging to GRANTEES, their successors and assigns, forever. GRANTOR covenants with the said GRANTEES that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds itself, its successors, representatives, and assigns to warrant specially and forever defend the title to the Property to GRANTEES, their successors and assigns, against the lawful claims of all persons claiming by, through, or under GRANTOR (other than claims arising out of the matters set forth on Exhibit A), but not further or otherwise.

WITNESS its hand this 14th day of August, 2009.

BRENTWOOD OFFICE BUILDING, LLC

By: Stephanie Reece

Title: Chief Mgr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joe Vaulx Crockett III a Notary Public in and for the County and State aforesaid, personally appeared STEPHANIE REECE, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged herself to be Chief Manager of BRENTWOOD OFFICE BUILDING, LLC, the within named bargainor, a limited liability company, and that she as Chief Manager of such limited liability company, being authorized so to do, executed the foregoing instrument for the purposes contained therein, by signing the name of the limited liability company by herself as Chief Manager.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 14th day of August, 2009.

Notary Public

My Commission Expires:

JOE VAULX CROCKETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

~~NOTARY PUBLIC~~
AT LARGE
Joe Vaulx Crockett, III
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

EXHIBIT A
PROPERTY DESCRIPTION
116 Wilson Pike Circle, Brentwood, Tennessee

A certain tract of land in Davidson County and Williamson County, State of Tennessee, being described according to a survey dated July 15, 2009, by Stephen P. McClannahan, RLS No. 772, of H & H Land Surveying, Inc., 612A Fitzhugh Blvd., Smyrna, TN 37167, Job No. 1987-0263, as follows:

Beginning at a point in the southeast corner of intersection of Brooks Chapel Road and Wilson Pike; thence North 77 degrees 42 minutes 01 seconds east 188.94 feet to a point; thence South 10 degrees 39 minutes 13 seconds east 346.83 feet to a point; thence South 79 degrees 25 minutes 28 seconds west 181.36 feet to a point; thence North 11 degrees 54 minutes 49 seconds west 341.24 feet to the point of beginning, containing 63,688.58 square feet or 1.46 acres, more or less.

Being the same property conveyed to Brentwood Office Building, LLC by deed recorded as Instrument No. 20041222-0152028, in the Register's Office for Davidson County, Tennessee, and in Book 3444, page 877, in the Register's Office for Williamson County, Tennessee.

EXCEPTIONS TO TITLE:

The Property is conveyed subject to the following:

1. Taxes for the current year which have been prorated and will be paid by GRANTEES.

2. GRANTEE makes no warranty or covenant with respect to the acreage of the Property. Reference to acreage is provided by the surveyor and is contained in the description for convenience in describing the tract.

3. Rights of tenants in possession under unrecorded leases.