Address New Owner:	Send Tax Bills to:	Map-Parcel Number
HTC II Partners 2002 Richard Jones Road, Suite 200C Nashville, Tennessee 37215	Same	131-03-0-007
This instrument prepared by: Bradley Arant Boult Cummings LLP (JKJ) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

GENERAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **JAMES F. OSTEEN** and wife, **BETH J. OSTEEN** (collectively "Grantor"), has bargained and sold, and hereby transfers, warrants and conveys to **HTC II PARTNERS**, a Tennessee general partnership, its successors and assigns ("Grantee"), certain real estate located in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by this reference, together with any and all fixtures and improvements thereon and any and all easements and appurtenances thereunto belonging (collectively, the "Property").

This is improved property located at 1902 and 1904 Kimbark Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20090070061 DEEDWARR
Recvd: 10/14/09 15:30 3 pgs
Fees:18.00 Taxes:1708.42
20091014-0095321

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $461,736.00.

Affiant

Subscribed and sworn to before me, this the 9th day of October, 2009.

SUE ARNETT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

Notary Public
My Commission Expires: 9-25-2010

1985574

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons.

Executed this 9 day of October, 2009.

James F. Osteen
JAMES F. OSTEEN

Beth J. Osteen
BETH J. OSTEEN

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Sue Arnett, the undersigned, a Notary Public in and for said County and State, the within named **JAMES F. OSTEEN** and **BETH J. OSTEEN,** married individuals, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that each executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 9 day of October, 2009.

Sue Arnett
Notary Public
My Commission Expires: 9-25-2010

SUE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

EXHIBIT "A"

Land in Davidson County, Tennessee being the easterly 45 feet of Lot No. 36 and all of Lot 37 on the Map of Colonial Heights, as of record in Plat Book 1130, Page 102, Register's Office for said County and described as follows:

Beginning at a concrete monument in the northerly margin of Kimbark Drive at the beginning of a curve in said drive; thence around said curve northeasterly 39.6 feet to another concrete monument in the westerly margin of said drive, and continuing northerly with the margin of the same, 23.5 feet to another concrete monument and continuing with the same, northerly 96.2 feet to the corner of Lot No. 14; thence with the line of Lots Nos. 14 and 15, westerly 138 feet to a point; thence southerly 154 feet more or less to the margin of Kimbark Drive; thence with the margin of the same, easterly 138.6 feet to the beginning.

Being the same property conveyed to JAMES F. OSTEEN AND WIFE, BETH J. OSTEEN, by deeds of record in Book 5565, page 539, dated February 11, 1980, and by Quitclaim Deed of record as Instrument No. 20080430-0044122, dated April 2, 2008, said Register's Office.