Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Advantage Property Ventures, LP c/o Advantage Asset Ventures 14320 Ventura Blvd., Suite 215 Sherman Oaks, CA 31423	Map 132-2 Parcel 64.00	Same
This instrument prepared by: Bradley Arant Boult Cummings LLP (BRS) 1600 Division Street, Suite 700, Nashville, TN 37203		

EXECUTOR'S DEED

WHEREAS, Raymond W. Waller (the "Decedent") was the owner of certain property located in Davidson County, Tennessee being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, Decedent died on January 13, 2007, and his will, dated November 8, 1990 (the "Will"), is filed as Probate Case Number 07P271, Davidson County Probate Clerk's Office; and

WHEREAS, pursuant to Article VIII, Section 10 of the Will, title to the Decedent's property vested in Carleen Waller and Dodson Waller, Co-Executors.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **CARLEEN B. WALLER** and **DODSON B. WALLER**, **CO-EXECUTORS OF THE ESTATE OF RAYMOND W. WALLER**, (the "Grantor"), have bargained and sold, and by these presents do transfer and convey to Advantage Property Ventures, L.P. (the "Grantee"), Grantee's representatives, successors and assigns, all of Grantor's right, title and interest in and to the Property.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is improved property known as 4025 Franklin Road, Nashville, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $747,500.00.

Affiant

Subscribed and sworn to before me this 23rd day of September, 2010.

Notary Public

My Commission Expires: NOTARY PUBLIC

THERESA HOSTETLER
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

BILL GARRETT, Davidson County
Trans:T20100060645 DEEDWARR
Recvd: 09/27/10 11:22 5 pgs
Fees:28.00 Taxes:2765.75

20100927-0076636

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

IN WITNESS WHEREOF, the Grantor has executed this Executors' Deed this 23rd day of September, 2010.

Dodson Waller Co Executor

DODSON WALLER,
CO-EXECUTOR OF THE ESTATE OF
RAYMOND W. WALLER

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Theresa Hostetler, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Dodson B. Waller**, 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 **Co-Executor of The Estate of Raymond W. Waller**, the within named bargainor, an estate, and that he as such Co-Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by himself as such Co-Executor.

WITNESS my hand and seal at office in Nashville Tennessee, this the 23rd day of September, 2010.

Theresa Hostetler
Notary Public

My Commission Expires:

THERESA HOSTETLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

Carleen B. Waller, Co-Exec

CARLEEN B. WALLER,
CO-EXECUTRIX OF THE ESTATE OF
RAYMOND W. WALLER

STATE OF Georgia)
COUNTY OF Henry)

Before me, Virginia Knowles, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Carleen B. Waller**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Co-Executrix of The Estate of Raymond W. Waller**, the within named bargainor, an estate, and that she as such Co-Executrix, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by herself as such Co-Executrix.

WITNESS my hand and seal at office in Atlanta, Georgia, this the 15 day of September, 2010.

Virginia Knowles
Notary Public

My Commission Expires: Notary Public, Henry County, Georgia
My Commission Expires November 20, 2010

VIRGINIA KNOWLES NOTARY PUBLIC HENRY COUNTY, GA

EXHIBIT A

Legal Description

TRACT I:

Land in the City of Oak Hill, formerly the 7th Civil District of Davidson County, Tennessee, described according to a survey of William Gupton Homeplace, by William Collier Parrish, Associates, Civil Engineers, dated July 15, 1958, No. 58428 as follows:

Beginning in the center of a rock post, the said post being a common corner of this tract and the property of J. Carlton Loser, et ux, and is on the west right-of-way line of the former Nashville and Franklin Interurban Railway on Franklin Road; thence westwardly with Loser's line 402.8 feet to an iron pin; thence northwardly with Henry Gupton's line 287.5 feet to an iron pin; thence eastwardly 402.8 feet to an iron pin in the westerly margin of the former Nashville and Franklin Interurban Railway right-of-way; thence with the westerly margin of said Railway right-of-way southwardly 287.5 feet to the point of beginning.

BEING the same property conveyed to Raymond W. Waller and wife Carleen B. Waller, by Deed from William E. Gupton, Pearl Dean Gupton and Henry A. Gupton, dated July 21, 1958 of record in Book 2797, Page 565, Register's Office for Davidson County, Tennessee. Carleen B. Waller predeceased Raymond W. Waller and Raymond W. Waller having died testate January 13, 2007 and his will dated November 8, 1990, is filed as Case No. 07P271, Davidson County Probate Clerk's Office; and pursuant to Article VIII, Section 10 of his will, title to the Decedent's property vested in Carleen Waller and Dodson Waller, Co-Executors.

TRACT II:

Being that area lying between Franklin Road and the former William Gupton Homeplace, that was conveyed to Raymond W. Waller and wife, Carleen B. Waller, by deed from William E. Gupton, at al of record in Book 2797, page 565, Register's Office for Davidson County, Tennessee.

Bounded on the East by Franklin Road, on the West by Raymond W. Waller and wife, Carleen B. Waller; on the South by Raymond W. Waller and Carleen B. Waller's south line extended to Franklin Road, and on the North by said Waller's north line extended to Franklin Road.

BEING the same property conveyed to Raymond W. Waller and wife Carleen B. Waller, by deed from J. Carlton Loser and wife Pearl Dean Loser, dated January 8, 1960 of record in Book 7332, Page 167, Register's Office for Davidson County, Tennessee. Carleen B. Waller predeceased Raymond W. Waller and Raymond W. Waller having died testate January 13, 2007 and his will dated November 8, 1990, is filed as Case No. 07P271, Davidson County Probate Clerk's Office; and pursuant to Article VIII, Section 10 of his will, title to the Decedent's property vested in Carleen Waller and Dodson Waller, Co-Executors.

EXHIBIT B

1. Any discrepancies, conflicts, easements, boundary line disputes, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

2. Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof.

3. Liens, encumbrances, or claims thereof, which are not shown by the public record.

4. General or special taxes and assessments required to be paid in the year 2010 and subsequent years.

5. Subject to provisions contained in deed of record on Book 1149, page 517, Davidson County Register of Deeds Office.

6. Sanitary Sewer Line Easement of record in Book 7610, page 602, Davidson County Register of Deeds Office.

7. Possible debts and inheritance taxes against the estate of Raymond W. Waller, deceased.