SPECIAL WARRANTY DEED

FROM: Falcon Ventures, LLC, a Tennessee limited liability company, Grantor

This instrument was prepared by:

Lea W. Stouffer
6507 Brownlee Dr.
Nashville, Tennessee 37205

TO: Ebon Falcon, LLC, a Tennessee limited liability company, Grantee

Address New Owner as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Number
Ebon Falcon, LLC Attn: Dr. David Black 515 Great Circle Road Nashville, TN 37228	Same	Map 106-11 Parcel 18

BILL GARRETT, Davidson County
Trans:T20110049639 DEEDWARRSP
Recvd: 08/12/11 15:51 5 pgs
Fees:28.00 Taxes:3330.00
20110812-0062491

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Nine Hundred Thousand and No/100 Dollars ($900,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 11th day of August, 2011.

Notary Public

CARLA C. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON C...
My Commission ... 6, 2013

My Commission Expires: 5-6-2013

FOR AND IN CONSIDERATION OF the sum of Nine Hundred Thousand and No/100 Dollars ($900,000.00), the receipt and sufficiency of which are hereby acknowledged, Falcon Ventures, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Ebon Falcon, LLC, a Tennessee limited

liability company (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 336 Hill Avenue, Nashville, TN 37210.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

SIGNATURE PAGE TO FOLLOW.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

Witness my hand as of the 11th day of August, 2011.

Falcon Ventures, LLC, a Tennessee limited liability company

By: _____
Mark C. Faulkner, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Brandy Gomaz, a Notary Public of said County and State, personally appeared Mark C. Faulkner, 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 Managing Member (or other officer authorized to execute the instrument) of FALCON VENTURES, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of FALCON VENTURES, LLC by himself as Managing Member.

Witness my hand and seal, at Office, this 8th day of August, 2011.

_____
Notary Public

My Commission Expires: _____

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

EXHIBIT A TO SPECIAL WARRANTY DEED
PROPERTY DESCRIPTION

Being a parcel of land in Nashville, First Civil District, Sixteenth Councilmanic District, Davidson County, Tennessee, located at the easterly terminus of Hill Avenue, east of Crutchfield Avenue, being Lot No. 12 as shown on the plan of Resubdivision of Reserve Parcel "C", and Lot 12, Interstate Park South, as of record in Book 4460, page 140, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the easterly right-of-way line of Hill Avenue, said point being southeasterly 1,370 feet more or less, from the easterly right-of-way line of Crutchfield Avenue;

THENCE, leaving said right-of-way line with the southerly line of Lot No. 13 as shown on the plan of Interstate Park South, as of record in Book 4460, page 29, Register's Office for Davidson County, Tennessee; N 82 deg. 58' E, 118.25 feet to a point in the westerly right-of-way line of Interstate 24;

THENCE, with said right-of-way line, S 24 deg. 34' E, 43.30 feet to a point;

THENCE, continuing with said right-of-way line, S 02 deg. 22' W, 144.22 feet to a point;

THENCE, leaving said right-of-way line with the northerly line of Lot No. 11 as shown on the aforementioned plan of Resubdivision of Reserve Parcel "C" and Lot 12, Interstate Park South, N 87 deg. 38' W, 81.52 feet to a point;

THENCE, continuing with said line, N 34 deg. 13' W, 131.14 feet to a point in the southeasterly right-of-way line of Hill Avenue;

THENCE, with said right-of-way line with a curve to the left 66.01 feet to the point of beginning, said curve having a central angle of 63 deg. 02' a radius of 60.00 feet, a tangent of 36.79 feet, and a chord of N 24 deg. 16' E, 62.73 feet.

Containing 22,063 square feet or 0.51 acres, more or less.

Being the same property conveyed to Falcon Ventures, LLC, a Tennessee limited liability company, by deed from Ebon Falcon, L.L.C., of record as Instrument No. 20020405-0042148, said Register's Office.

The above description is the same as that contained in the prior deed.

EXHIBIT B TO SPECIAL WARRANTY DEED

Encumbrances

1. Lien of 2011 Real Property Taxes, not yet due and payable.

2. Rights of tenants in possession as of the date hereof, as tenants only, under unrecorded residential leases.

3. All other easements, restrictions and stipulations of record and all governmental laws, ordinances and regulations affecting the Property.