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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
TFERNANDEZ Receipt#722798

Doc Stamp--Deed: 15,470.00

*This Document Prepared
by/Record and Return to:
Stephen L. Kussner, Esquire
GrayRobinson, P.A.
Post Office Box 3324
Tampa, Florida 33602-3324
Telephone: 813/273-5000*

Tax Parcel No.: 0429-03-0014

SPECIAL WARRANTY DEED



THIS INDENTURE, made on the 28th day of November, 2005, by and between **MOB VENICE, LLC**, a Nevada limited liability company, whose mailing address is Two Metroplex Drive, Suite 111, Birmingham, Alabama 35209 (hereinafter called the "Grantor") and **EDGEWOOD GENERAL PARTNERSHIP**, a Florida general partnership, whose mailing address is 924 Westwood Boulevard, Suite 600, Los Angeles, California 90024 (hereinafter called the "Grantee").

WITNESSETH:

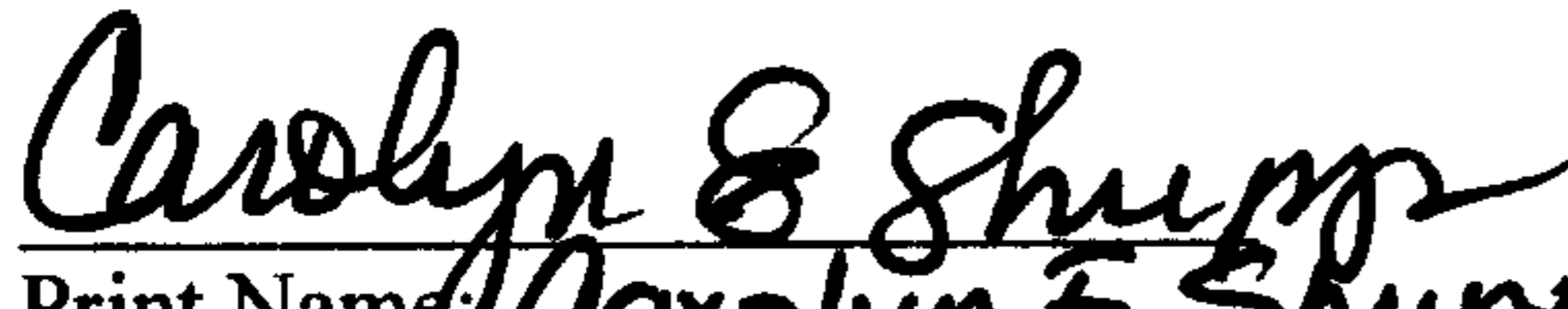
THAT Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents, sell and convey unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land lying, being and situated in the County of Sarasota, State of Florida, and more fully described on **Exhibit "A"** attached hereto and incorporated herein by reference.

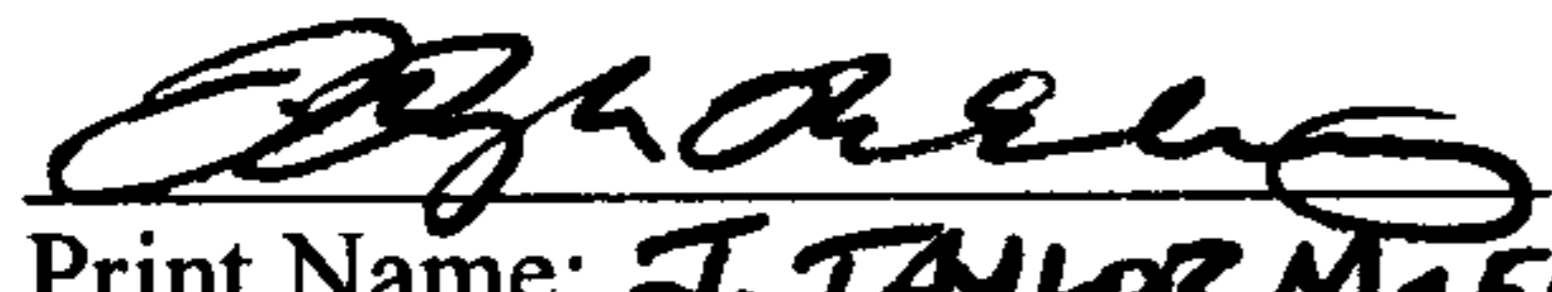
SUBJECT TO the matters set forth on **Exhibit "B"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's successors and assigns forever, the said Grantor hereby covenanting that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's successors and assigns, against the lawful claims and demands of all persons claiming under or through Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

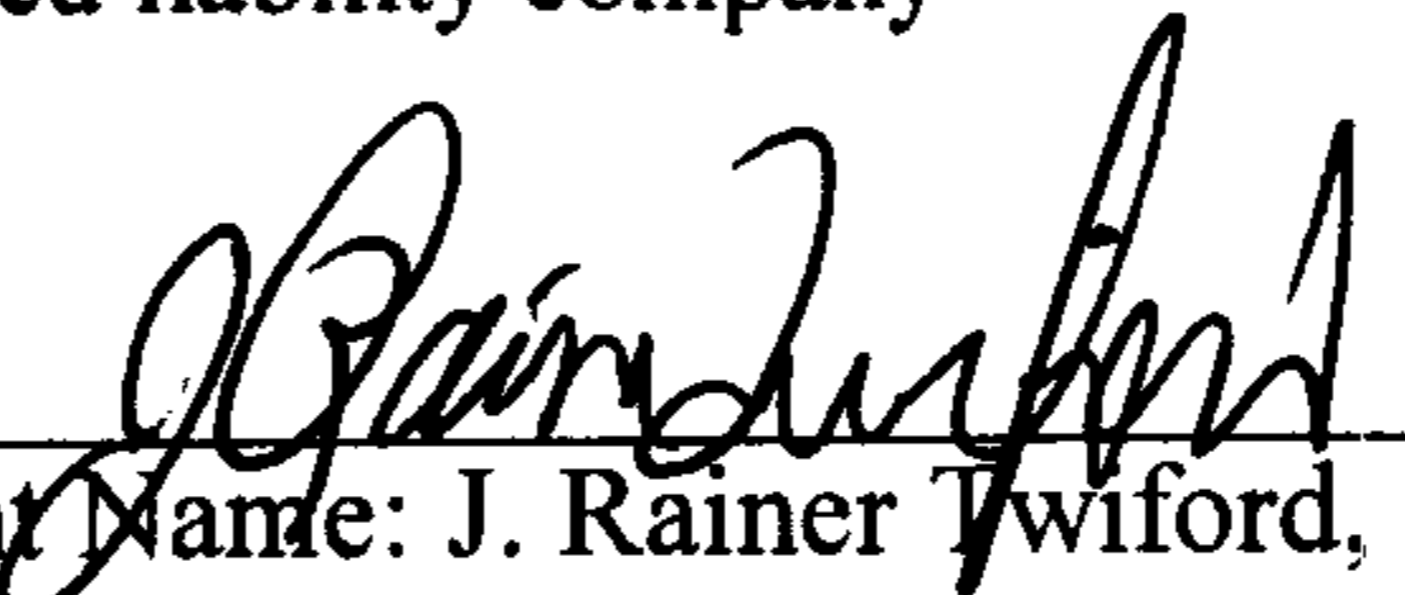
WITNESSES:


Print Name: Carolyn E. Shupp


Print Name: J. TAYLOR MCELROY

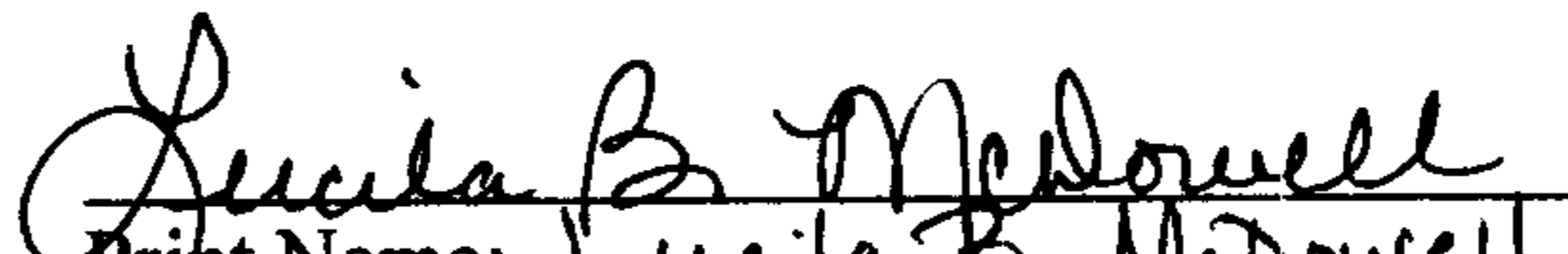
SELLER:

MOB VENICE, LLC, a Nevada
limited liability company

By: 
Print Name: J. Rainer Twiford,
Its: Manager

STATE OF ALABAMA,
COUNTY OF JEFFERSON.

The foregoing instrument was executed, acknowledged and delivered before me this 28th day of November, 2005, by J. Rainer Twiford, as Manager of **MOB VENICE, LLC**, a Nevada limited liability company, on behalf of the limited liability company. Said individual is personally known to me or has produced a valid Alabama driver's license as identification.


Print Name: Lucila B. McDowell

My commission expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**
MY COMMISSION EXPIRES: Oct 2, 2009
BONDED THRU NOTARY PUBLIC UNDERWRITERS
(AFFIX NOTARIAL SEAL/STAMP)

EXHIBIT "A"

(Legal Description)

Lots 5, 6, 7, 8 and 9, Block 87, Venezia Park Section of Venice, as per plat thereof recorded in Plat Book 2, Page 168, of the public records of Sarasota County, Florida.

EXHIBIT "B"

(Permitted Exceptions)

1. The lien of the taxes for the year 2006 and all subsequent years, which are not yet due and payable.
2. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
3. Rights of tenants and subtenants, if any, under written Leases.
4. Easement, as set forth in instrument recorded in Deed Book 76, Page 516.
5. Easement granted to Florida Power & Light Company by instrument recorded in Deed Book 108, Page 569; and Easement as set forth in Quit Claim Deed, recorded in Deed Book 117, Page 541.
6. Easement granted to Florida Power & Light Company by instrument recorded in O.R. Book 1789, Page 2878.