Davidson County DEEDWARR
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Fees:23.00 Taxes:14383.75
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SPECIAL WARRANTY DEED

TO: Pavilion Investors, LLC

FROM: Patterson Associates

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Pavilion Investors, LLC Attn: Faran Ferdowsi 5716 Hickory Plaza, Suite 400 Nashville, TN 37211	Same	Map 92-12 Parcel 505

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $3,887,500.

Affiant

Sworn to and subscribed before me, this 24 day of September, 2001.

Notary Public

My Commission Expires: 5-26-02

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **Patterson Associates,** a New York general partnership (hereinafter collectively called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Pavilion Investors, LLC**, a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 20 day of September, 2001.

SELLER:

Patterson Associates,
a New York general partnership

By: _____
Edward Pearlstein, its general partner

STATE OF NEW YORK)
COUNTY OF Nassau)

Before me, Edward Pearlstein the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Edward Pearlstein, 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 general partner of Patterson Associates, the within named bargainor, a New York general partnership, and that he as such general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Sea Cliff, New York, this 19 day of September, 2001.

_____
Notary Public

My Commission Expires: 4-15-02

CECILIA M. HERMAN
Notary Public, State of New York
No. 01HE5058812
Qualified in Nassau County
Commission Expires April 15, 2002

EXHIBIT A

PROPERTY DESCRIPTION

Land lying in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin set at the intersection of the southeast right-of-way line of 20th Avenue North (a 50' street), and the northeast right-of-way line of Patterson Street, (a 50' street) and proceeding as follows:

1. With the southeast right-of-way line of 20th Avenue North, N 30 deg. 38' 11" W 295.73 feet to an iron pin set; thence,
2. Leaving 20th Avenue North with the southwest line of a tract conveyed to Robert G. Horn, by deed recorded in Book 6150, page 858, R.O.D.C., Tennessee N 59 deg. 22' 11" E 183.88 feet to an existing iron pin on the right-of-way of Cartwright Street; thence,
3. With said line, S 31 deg. 43' 19 E" 11" E. 31.58 feet to an iron pin set at a right-of-way corner; thence,
4. Continuing with said line, N 59 deg. 17' 50" E. 125.69 feet to an existing iron pin; thence,
5. Leaving Cartwright Street with the northwest line of a tract conveyed to 440 Medical Group, by deed recorded in Book 5159, page 535, R.O.D.C., Tennessee S 30 deg. 35' 57" 263.92 to an iron pin as set on the northeast right-of way line of Patterson Street; thence,
6. With said line, S 59 deg. 17' 50" W. 310.00 feet to the point of beginning.

Being the same property conveyed to Patterson Associates, a New York general partnership, by deed of record in Book 7824, page 128 and by deed of record in Book 7824, page 124, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real property taxes for the year 2001 and subsequent years, a lien, not yet due and payable.

2. Deed of Trust of record in Book 11021, page 51 and assignment of record in Book 11149, page 487, Register's Office for Davidson County, Tennessee ("RODC").

3. Financing Statement of record in Book 11021, page 63 and assignment of record in Book 11149, page 115, RODC.

4. Consent and Assumption Agreement with Release of record as Instrument No. 20011002-0106170 RODC.