Davidson County DEEDWARR
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Fees:23.00 Taxes:2220.00
20011220-0140459

SPECIAL WARRANTY DEED

TO: Nashville Urban Partners 2001, LLC

FROM: Patrick Electric Supply Company

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
Nashville Urban Partners 2001, LLC c/o MarketStreet Equities Co. 138 Second Avenue North Suite 300 Nashville, TN 37201	Same	Map 93-09 Parcels 304 and 305

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $600,000.00.

Affiant

Sworn to and subscribed before me, this 18th day of December, 2001.

Notary Public

My Commission Expires: 7/26/05

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, **Patrick Electric Supply Company** (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Nashville Urban Partners 2001, LLC** (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 18th day of December, 2001.

SELLER:

PATRICK ELECTRIC SUPPLY COMPANY

By: _____
Roy Williams, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Ravena Morgan the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Roy Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of Patrick Electric Supply Company, the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 18th day of December, 2001.

_____
Notary Public

My Commission Expires: 3/26/2005

EXHIBIT A

PROPERTY DESCRIPTION

Parcel 304:
Land in Davidson County, Tennessee, to-wit:

Being Lot No. 299, on the Plan of McNairy's West Nashville Lots, as of record in Minute Book "C", pages 136 and 137, and Plan Book 1, page 15, Chancery Court at Nashville.

Said Lot No. 299 fronts 50 feet on the southerly side of Laurel Street and runs back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Patrick Electric Supply Company by deed from Stanlee Hampton of record in Book 4512, page 63, Register's Office for Davidson County, Tennessee.

Parcel 305:
Land in Davidson County, Tennessee, to-wit:

Being Lots Nos. 297 and 298 on the Plan of McNairy's West Nashville Lots, as of record in Plan Book 1, page 15 and Minute Book C, pages 136 an 137, Chancery Court at Nashville. Said lots front 50 feet each on the southerly side of Laurel (formerly Locust) Street and run back between parallel lines 175 feet to an alley, said Lot No. 297 running back with the westerly margin of 11th Avenue South.

Being the same property conveyed to Patrick Electric Supply Company by deed from Stanlee Hampton, Frances H. Currey, Loiette H. Hume, Lula H. Owen, First American National Bank, As Trustee under the will of Melinda Hampton Wortham and Eben A. Wortham of record in Book 4512, page 61, Register's Office for Davidson County, Tennessee.

All of the above being the same property conveyed to Nashville Urban Partner 2001, LLC by Special Warranty Deed of record as Instrument No. _____, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

Real property taxes for Davidson County, Tennessee, a lien, not yet due and payable.