Davidson County DEEDWARR
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Fees:23.00 Taxes:3.70
20020829-0104688

Mail after recording to: Andrew E. Skopp, Esq.
Gallagher, Evelius & Jones LLP
218 N. Charles Street
Baltimore, Maryland 21201

This instrument was prepared by Charles L. Fulton of Manning, Fulton & Skinner, P.A. T20737

SPECIAL WARRANTY DEED

Address New Owner	Send Tax Bills to:	Map-Parcel #
South Atlantic Income Properties of Tennessee LLC Post Office Box 1550 Raleigh, North Carolina 27602	**South Atlantic Income Properties of Tennessee LLC** Post Office Box 1550 Raleigh, North Carolina 27602	Portion of Parcel 17 Map 128-4-A

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **SOUTH ATLANTIC LIMITED PARTNERSHIP OF TENNESSEE**, a North Carolina limited partnership ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **SOUTH ATLANTIC INCOME PROPERTIES OF TENNESSEE LLC,** a North Carolina limited liability company, ("Grantee"), certain real property in Davidson County, Tennessee, described as being all of Lot 2 as shown on the Plan of Final Plat, Phase One, The Lexington of record in Plat Book 7900, page 895, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 9387, page 818, Register's Office for Davidson County, Tennessee.

336207/11009/T20737/clf{8/19/02}

This is unimproved property known as:

512 Old Hickory Boulevard
Nashville, Tennessee

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

Grantor covenants and binds themselves and their representatives and successors to warrant specifically and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on **Exhibit A**), but not further or otherwise.

IN WITNESS WHEREOF, the Grantor executed this instrument on this 23rd day of August, 2002.

SOUTH ATLANTIC LIMITED PARTNERSHIP OF TENNESSEE

By: _____
Its Authorized General Partner

336207/11009/T20737/clf{8/19/02}

STATE OF NORTH CAROLINA :

COUNTY OF WAKE :

I, the undersigned Notary Public, certify that E. Stephen Stroud, acting as General Partner of South Atlantic Limited Partnership of Tennessee, a North Carolina limited partnership, personally appeared before me this day and acknowledged the execution of the foregoing instrument all by authority duly given and as the act of the limited partnership.

Witness my hand and official stamp or seal, this 23rd day of August, 2002.

MARY M. CLARK
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 10-03-2003

Mary M. Clark
Notary Public
My Commission expires: 10-3-2003

STATE OF NORTH CAROLINA

COUNTY OF WAKE

The actual consideration or value (whichever is greater) for this transfer is $1000.00.

E. Stephen Stroud, Affiant

Subscribed and sworn to before me, this 23rd day of August, 2002.

Mary M. Clark
Notary Public

MARY M. CLARK
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 10-03-2003

My commission expires: 10-3-2003

EXHIBIT A

1. Taxes for 2002, a lien which are not yet due and payable.

2. Matters shown on the Plan of Phase V, Final Plat Williamsburg Village of record in Book 6250, page 437, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the survey done by Ragan-Smith Associates, Inc., Tenn. R.L.S. #1805, dated September 12, 1996.

4. Asphalt Encroachment from Private Drive "B" on Lot 1, Phase I, The Lexington.

5. Easement for Electrical Transmission Line of record in Book 2746, page 216, Register's Office for Davidson County, Tennessee.

6. Easement and Maintenance Agreement of record in Book 9530, page 388, Register's Office for Davidson County, Tennessee.