THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MSP)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 07/01/03 16:19 6pgs
Fees:33.00 Taxes:3700.00
20030701-0091157

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
West End Lofts II, LLC c/o Coda Development, L.L.C. 5042 Thoroughbred Lane Brentwood, TN 37027	Same	104-2-300 104-2-301 104-2-302

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ROY BERKON** and wife, **ADELE C. BERKON**, and **RACHEL CHOJNACKI**, widow of Wolf Chojnacki (collectively, the "Grantors") have bargained and sold, and hereby transfer and convey, to **WEST END LOFTS II, LLC**, a Tennessee limited liability company and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 115, 117 and 119 30th Avenue North, Nashville, Davidson County, Tennessee.

Said property is conveyed subject only to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said property in fee simple, have good right to convey it and that it is unencumbered. Grantors further covenant and bind themselves and their heirs and representatives to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantors have executed this instrument as of the 18th day of July, 2003.

GRANTORS:

Roy Berkon

Adele C. Berkon

Rachel Chojnacki

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property transferred (whichever is greater) is $1,000,000.00.

Lynn S. Ellsworth,
Affiant

Sworn to and subscribed before me this 18th day of July, 2003.

Notary Public

My Commission Expires: 9/24/2005

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Roy Berkon and wife, Adele C. Berkon, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand, at office, this 1st day of July, 2003.

Notary Public

My Commission Expires: 9/24/2005

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Rachel Chojnacki, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained

WITNESS my hand, at office, this 1st day of July, 2003.



Notary Public

My Commission Expires: 9/24/2005

EXHIBIT A
Description of Property

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO KNOWN AS LOTS 8, 9 AND 10 ON THE MAP OF J.K. ORR AND H.G. KITTRELL'S SUBDIVISION OF PART OF LOT 42 IN THE BOYD COCKRILL SPRING TRACT, AS OF RECORD IN BOOK 161, PAGE 121, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT AN INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF HEDRICK STREET, 40 FEET IN WIDTH AND THE WESTERLY RIGHT-OF-WAY LINE 30TH AVENUE NORTH, 50 FEET IN WIDTH, NORTH 33 DEG 07 MIN 33 SEC WEST, 50.00 FEET TO AN EXISITNG IRON ROD, AT A CORNER COMMON WITH WILLIAM D. KENNER, AS OF RECORD IN DEED BOOK 5023, PAGE 733, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOT 7 ON SAID MAP OF J.K. ORR AND H.G. KITTRELL'S SUBDIVISION, SAID IRON ROD BEING THE POINT OF BEGINNING;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF 30TH AVENUE NORTH, WITH THE NORTHERLY PROPERTY LINE OF WILLIAM D. KENNER, SOUTH 56 DEG 43 MIN 40 SEC WEST, 147.79 FEET TO AN EXISTING IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF ALLEY No. 635, 15 FEET IN WIDTH;
THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF ALLEY No. 635, NORTH 33 DEG 12 MIN 26 SEC WEST, 150.00 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH TREGLOWN P. WARNER, AS OF RECORD IN DEED BOOK 10215, PAGE 944, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOT 11 ON SAID MAP OF J.K. ORR AND H.G. KITTRELL'S SUBDIVISION;
THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF SAID ALLEY No. 635, WITH THE SOUTHERLY PROPERTY LINE OF TREGLOWN P. WARNER, NORTH 56 DEG 43 MIN 41 SEC EAST, 148.00 FEET TO AN EXISTING IRON ROD ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID 30TH AVENUE NORTH;
THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF 30TH AVENUE NORTH, SOUTH 33 DEG 07 MIN 33 SEC EAST, 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 22,184 SQUARE FEET (0.509 ACRES MORE OR LESS);

Being the same property conveyed to Dr. Roy S. Berkon and wife, Adele C. Berkon by deed from Donald K. Sharp and wife, Virginia C. Sharp and David M. Sharp, unmarried, of record in Book 5907, page 59, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Dr. Roy S. Berkon and Wolf Chojnacki by deed from Gerald D. Fridrich and wife, Barbara W. Fridrich, and Hale Hooper, Jr. and wife, Nancy C. Hooper, of record in Book 4938, page 808, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Dr. Roy S. Berkon by County Court Clerk's deed from R. E. Worrall, Clerk of record in Book 4767, page 493, Register's Office for Davidson County, Tennessee. Wolf Chojnacki has since died and devised his interest in the aforedescribed property to Rachele Chojnacki by Last Will and Testament of record in Will Book 234, page 852, Office of the Probate Court, of Davidson County, Tennessee.

EXHIBIT B

List of Encumbrances

1. Property Taxes for 2003.

2. Matters on plat of record in Plat Book 161, page 121, Register's Office of Davidson County, Tennessee.

3. Matters shown on ALTA/ACSM Survey dated June 3, 2003 prepared by Cherry Land Surveying.