This Instrument Prepared By:

Marshall L. Hix, Esquire
HIX & GRAY, PLC
1620 AmSouth Center
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 04/07/04 13:53 4pgs
Fees:23.00 Taxes:8086.50
20040407-0039717

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
Belle Meade Centre Partners, LLC **3319 West End Avenue** **Nashville, TN 37203**	**SAME**	**Map and Parcel No. 133-14-122**

GENERAL WARRANTY DEED

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, **CAVALIER BUILDING PARTNERSHIP, a Tennessee general partnership, successor by merger to Cavalier Building, LLC** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, do hereby transfer and convey unto **BELLE MEADE CENTRE PARTNERS, LLC,** a Tennessee Limited Liability Company (herein referred to as "Grantee"), its successors and assigns, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot 2 on Final Revision of CBS Realty Company Property of record in Instrument No. 20020426-0051665, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being part of the same property conveyed to Cavalier Building, LLC by Warranty Deed dated January 28, 1999 and recorded January 28, 1999 at 4:16 p.m. in Book 11316, page 137, Register's Office for Davidson County, Tennessee. By Articles of Merger recorded in Instrument No.

199912290308700, said Register's Office, Cavalier Building, LLC merged with and into Cavalier Building Partnership, a Tennessee general partnership.

This is unimproved property located at 85 White Bridge Pike, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the Grantee, its successors and assigns, in fee simple, forever.

Grantor covenants with the Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except as described in Exhibit "A" attached hereto and made a part of.

Grantor further covenant with the Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS this the 6th day of April, 2004.

GRANTOR:

CAVALIER BUILDING PARTNERSHIP

By: Kenneth Hirt
Kenneth Hirt
Its: Managing General Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Kenneth Hirt, 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 Managing General Partner of Cavalier Building Partnership, the within named bargainor, a Tennessee general partnership, and that he as such Managing General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Tennessee general partnership by himself as Managing General Partner.

WITNESS my hand and seal at office this 6th day of April, 2004.

Marshall L. Hix
NOTARY PUBLIC

My Commission Expires:
September 25, 2004

MARSHALL L. HIX NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,645,000.00.

Nancy N. Hirt
AFFIANT

Subscribed and sworn to before me, this 6th day of April, 2004.

Marshall L. Hix
NOTARY PUBLIC

My Commission Expires: September 25, 2004

MARSHALL L. HIX NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Exhibit "A"

1. Current years taxes which have been prorated and assumed by the Grantee(s);

2. All restrictions of record, including those contained in Book 2750, Page 521 and Book 3908, Page 187, Register's Office for Davidson County, Tennessee.

3. All easements of record, including those contained in Book 4419, Page 306, Register's Office for Davidson County, Tennessee.

4. All matters appearing on the plan of record in Instrument No. 20020426-0051665, Register's Office for Davidson County, Tennessee.

5. Agreement appearing of record in Book 4085, Page 118, Register's Office for Davidson County, Tennessee.

6. All applicable government and zoning regulations.