STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $1,500,000.00

Subscribed and sworn to before me,
this 20th day of April, 2004.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 1,500,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 20th DAY OF April 2004.

Deputy Register

PICK-UP

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd., Suite 102
Brentwood, TN 37027
615-377-3319

Davidson County DEEDWARR
Recvd: 04/20/04 13:49 2pgs
Fees:13.00 Taxes:5550.00

20040420-0044728

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Galleon Properties, LLC	**New Owner**	**105-9-452**
P.O.B. 128048 **Nashville, TN 37212**		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Acklen Park Apartments, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Galleon Properties, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a parcel of land in Nashville, Davidson County, Tennessee, bounded on the north by Acklen Avenue, on the east by 12th Avenue South, on the south by Alley 633 and on the west by Pollan and Bird Property, of record as instrument number 200008010075884 and being Lot One on the plan of Edgehill Estates, Section 57 of record in plat Book 4660, Page 53, more particularly described as follows:

Beginning at an iron pin on the westerly margin of 12th Avenue South and being the southerly end of the radius return for the intersection of the aforementioned westerly margin with the southerly margin of Acklen Avenue;
Thence, with said southerly margin of 12th Avenue South, S 04 deg. 49'00"E, 129.24 feet to a curve to the right, the radius return for the intersection of 12th Avenue South with the northerly margin of Alley 633;
Thence, with said curve having a radius of 20.00 feet and chord of 31.23 feet at S 46 deg 31'15"W, 35.84 feet to an iron pin;
Thence, with the northerly margin of Alley 633, N 82 deg. 08'30"W, 325.88 feet to an iron pin on the easterly line of Pollan and Bird;
Thence, leaving Alley 633 and with line common with Pollan and Bird, N 07 deg. 39'00"E, 169.99 feet to a P-K nail set in the concrete sidewalk on the southerly margin of Acklen Avenue;
Thence, with Acklen Avenue, S 82 deg. 08'30"E, 293.26 feet to a P-K nail set in the concrete sidewalk, the northerly end of the radius return for the intersection of Acklen Avenue with 12th Avenue South;
Thence, with a curve to the right having a radius of 25.00 feet and chord of 31.24 feet at S 43 deg. 28'45"E, 33.74 feet to the point of beginning.
All according to a survey dated March 16, 2004 by Charles B. Moseley, Jr., License No. 778, and having file No. 456-04 with Land Surveying Services.

Being the same property conveyed to Acklen Park Apartments, LLC, by Warranty Deed, from H. Lynn Greer, Jr. Trustee, of record in Book 10174, page 909, dated August 30, 1996, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. The Plan of record in Plat Book 4660, page 53, Register's Office for DAVIDSON County, Tennessee.
2. Certification of Compliance from MDHA of record in Book 7280, page 556, Register's Office for DAVIDSON County, Tennessee.
3. Regulatory Agreement of record in Book 6479, page 982, Register's Office for DAVIDSON County, Tennessee.
4. Loan Agreement of record in Book 6480, page 1, Register's Office for DAVIDSON County, Tennessee.
5. Assignment of record in Book 6480, page 121, Register's Office for DAVIDSON County, Tennessee.
6. Restrictive covenants contained in an instrument of record in Book 4220, page 723; Book 5196, page 441; and Book 6236, page 263, Register's Office for DAVIDSON County, Tennessee.
7. Any and all visible easements lying on or across the property.

This is improved property being three apartment buildings known together as Acklen Park Apartments, and having the respective addresses of 1301, 1303, and 1305 Acklen Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my/our hand(s) this 20th day of April, 2004.

Acklen Park Apartments, LLC

By: Mark K. Sanders, Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Mark K. Sanders, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of Acklen Park Apartments, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand, at office, this 20th day of April, 2004.

My Commission Expires: _____

Notary Public