Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
DAVID W. MCMACKIN, ATTORNEY
104 East Park Drive, Suite 104
Brentwood, TN 37027

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Landis Ventures, LLC 2047 24th Avenue South Nashville, TN 37212	Same	See Attached Exhibit C

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Freeman Webb Developers,Inc., a Tennessee corporation, Freeman Florida Venture, Ltd., a Florida limited partnership and Freeman Webb Mortgage Corporation, a Tennessee corporation (the "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey, unto Landis Ventures, LLC., a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto.

This is improved property consisting of 43 condominium units at the West Meade Condominiums located at 6680 Charlotte Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantors further covenant and bind themselves to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but not further or otherwise. Without limiting the foregoing, said property is conveyed subject to the matters described on Exhibit B attached hereto.

Davidson County DEEDWARR
Recvd: 08/02/04 10:34 7pgs
Fees:38.00 Taxes:4460.35
20040802-0092039

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed on this 28th day of July, 2004.

FREEMAN WEBB DEVELOPERS, INC.,
a Tennessee corporation

By: _____
Name: JAMES A. WEBB, III
Title: PRESIDENT

FREEMAN FLORIDA VENTURE, LTD.
a Florida limited partnership

By: _____
Name: JAMES A. WEBB, III
Title: VICE PRESIDENT

FREEMAN WEBB MORTGAGE CORPORATION,
a Tennessee corporation

By: _____
Name: JAMES A. WEBB, III
Title: VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county aforesaid, personally appeared James A. Webb, III, 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 Freeman Webb Developers, Inc., the within named bargainor, a Tennessee corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the Tennessee corporation by himself as such President.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of July, 2004.

D. W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: SEPTEMBER 30, 2006

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county aforesaid, personally appeared James A. Webb, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be a Vice-President of Freeman Florida Venture, Ltd., the within named bargainor, a Florida limited partnership, and that he as such Vice-President, executed the foregoing instrument for the purpose therein contained, by signing the name of the Florida limited partnership by himself as Vice-President.

Witness my hand and seal, this 28th day of July, 2004.

D. W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: SEPTEMBER 30, 2006

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county aforesaid, personally appeared James A. Webb, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be Vice-President of Freeman Webb Mortgage Corporation, the within named bargainor, a Tennessee corporation, and that the as such Vice-President, executed the foregoing instrument for the purpose therein contained, by signing the name of the Tennessee corporation by himself as such Vice-President.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of July, 2004.

D. W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: SEPTEMBER 30, 2006

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $1,205,500.00.

Affiant

Sworn to and subscribed before me this 28th day of July, 2004.

Notary Public

My Commission Expires: 1/29/06

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit Nos. A-2, A-3, A-4, A-5, A-6, A-10, A-11, A-13, A-14, C-3, C-5, C-6, C-7, C-9, C-10, C-11, C-12, C-13 C-14, C-16, D-4, D-5, D-6, D-7, D-8, D-9, D-12, D-15, D-17, E-6, E-7, F-1, F-6, F-7, G-1, G-3, G-5, G-7, G-8, H-10, J-3, K-1 and K-5 of West Meade Condominiums, created under Title 66, Chapter 27, Sections 101, et seq. as amended, Tennessee Code Annotated, and as established by the Master Deed of record in Book 5923, page 704, and amended in Book 6277, page 653, Book 7333, page 415 and 418, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominium, of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of said units.

Being the same properties conveyed to Freeman Webb Developers, Inc., a Tennessee corporation by deeds of record as follows: Book 6439, page 217 (A-2); Book 8182, page 300 (A-3, C-3, E-6, F-7); Book 8028, page 782 (A-4); Book 7356, page 113 (A-5); Book 7356, page 117 (A-6); Book 7431, page 931 (A-10); Book 7431, page 947 (A-11); Book 7826, page 375 (A-13, C-6, C-9, D-4) Book 8033, page 726 (A-14, C-7, C-13, C-14, C-16); Book 7431, page 943 (C-1); Book 9556, page 767 (C-5, D-5, D-6); Book 7431, page 923 (C-10) Book 7431, page 927 (C-11), Book 7431, page 919 (C-12); Instrument No. 20030822-0122564 (D-5); Book 8585, page 483 (D-8); Book 8512, page 788 (D-9); Book 6798, page 605 (D-12); Book 7786, page 485 (D-15); Book 8415, page 269 (D-17); Book 7890, page 899 (F-6); Book 9436, page 25 (G-3); Book 7398 page 25 (G-7); Book 7826, page 371 (G-8); Book 7155, page 410 (H-10); Book 7431, page 935 (J-3); and Book 8642, page 403 (K-5) Register's Office for Davidson County, Tennessee.

Also being property conveyed to Freeman Florida Venture Ltd., a Florida limited partnership by deeds of record in Book 6839, page 163 (E-7); Book 10118, page 519 (F-1); Book 6839, page 152 (G-1); and Book 6839, page 158 (G-5), said Register's Office.

Also being property conveyed to Freeman Webb Mortgage Corporation, a Tennessee corporation by deed from Freeman Webb Developers, Inc. a Tennessee Corporation, of record in Book 7954, page 136, said Register's Office (as to Unit No. K-1).

EXHIBIT B

EXCEPTIONS TO TITLE

1. Subject to Real Property Taxes for 2004, a lien not yet due and payable. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2004 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 5200, page 430, Register's Office for Davidson County, Tennessee.

3. Subject to Master Deed and By-Laws of West Meade Condominiums contained in an instrument of record in Book 5923, page 704, amended in Book 6277, page 653 and Book 7333, pages 415 and 418, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

4. Subject to Charter of West Meade Condominium Association contained in an instrument of record in Book 5918, page 953, said Register's Office, and recorded with the Tennessee Secretary of State, and the By-Laws and Rules and Regulations of said corporation.

5. Subject to an easement for sanitary sewers and/or storm drainage and temporary construction conveyed by deed from, Walter R. Capps and Reese L. Smith, Jr. to Metropolitan Government of Nashville and Davidson County, Tennessee, dated May 17, 1971, of record in Book 4520, page 836, said Register's Office. NOTE: As part of said easement. Grantors, their heirs, successors and assigns, reserve the privilege of free taps to said sewer where necessary to serve said property.

6. Subject to an easement for water mains and appurtenances set forth in an instrument of record in Book 8808, page 872, said Register's Office.

7. Subject to an encroachment easement from James A. Lewis and wife Hilda M. Lewis to the West Meade Condominium Association dated April 30, 1985, of record in Book 6561, page 90, said Register's Office, as to a portion of the blacktop area located on the southwesterly boundary line encroaching upon the adjoining tract of land.

EXHIBIT C

MAP AND PARCEL NO'S.

UNIT NO.	MAP - PARCEL NOS.
A2	102-07-0-A-015.00 C0
A3	014.00 C0
A4	013.00 C0
A5	009.00 C0
A6	010.00 C0
A10	066.00 C0
A11	065.00 C0
A13	060.00 C0
A14	061.00 C0
C3	026.00 C0
C5	021.00 C0
C6	022.00 C0
C7	023.00 C0
C9	079.00 C0
C10	078.00 C0
C11	077.00 C0
C12	076.00 C0
C13	072.00 C0
C14	073.00 C0
C16	075.00 C0
D4	036.00 C0
D5	035.00 C0
D6	033.00 C0
D7	031.00 C0
D8	029.00 C0
D9	081.00 C0
D12	087.00 C0
D15	082.00 C0
D17	008.00 C0
E6	090.00 C0
E7	088.00 C0
F1	112.00 C0
F6	095.00 C0
F7	094.00 C0
G1	045.00 C0
G3	046.00 C0
G5	099.00 C0
G7	098.00 C0
G8	096.00 C0
H10	102-07-0-A-002.00 C0
J3	054.00 C0
K1	057.00 C0
K5	109.00 C0