THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***400,000.00.

Affiant

Subscribed and sworn to before me this 31 day of January, 2005.

Notary Public

My Commission Expires: 10/17/05

Davidson County DEEDWARR
Recvd: 02/01/05 10:43 4 pgs
Fees:23.00 Taxes:1480.00
20050201-0011557

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
NEW URBAN VILLAGE DEVELOPMENT, LLC P.O. Box 1892 Brentwood, TN 37024	New Urban Village Development, LLC P.O. Box 1892 Brentwood, TN 37024	MAP 105-10-0 PARCELS 110,111,112, 113 and 114

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THOUSAND AND 00/100 DOLLARS ($***400,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, Alison Rohr, unmarried, and Mitzi Delay, unmarried, and Chris Espander, unmarried (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto New Urban Village Development, LLC, a Tennessee limited liability company, (hereinafter called the "GRANTEE"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This is improved and unimproved property known as 760, 758, 756, 754 and 752 Wedgewood Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Waverly Place of record in Book 57, page 94 and 95, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of January, 2005.

Alison Rohr

Mitzi Delay

Chris Espander

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alison Rohr, Mitzi Delay and Chris Espander, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of January, 2005.

Notary Public

My Commission Expires: 10/12/07

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 1 (Tax Parcel 110):

BEING part of Lots 2 and 11 on the Map of Waverly Place, of record in Book 57, page 94 and 95, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Wedgewood Avenue, at the beginning of a curve entrance to Alley No. 402; thence with the easterly margin of Alley No. 402, North 5 degrees 11 minutes East, 145.71 feet to a point; thence continuing with the margin of the said alley, North 5 degrees 35 minutes East 50.00 feet to a point; thence North 51 degrees 31 minutes East, 20.88 feet to a point in the southerly margin of Alley No. 390; thence South 82 degrees 33 minutes East, 43.65 feet to a point; thence South 19 degrees 59 minutes West, 66.59 feet to a point; thence South 7 degrees 32 minutes West, 160.00 feet to a point in the northerly margin of Wedgewood Avenue; thence with the margin of the same, North 82 degrees 33 minutes West, 21.02 feet to a point at the beginning of a curve to the right having a radius of 15.00 feet, a distance of 22.97 feet to the point of beginning.

TRACT 2 (Tax Parcel 111):

BEING part of Lot No. 11 on the Map of Waverly Place, of record in Book 57, page 94 and 95, Register's Office for said County, described as follows:

Beginning at a point on the northerly margin of Wedgewood Avenue, and the southeastern corner of Lot No. 11; running thence westerly with said Wedgewood Avenue 50 feet; thence at right angles with said Wedgewood Avenue northerly 160 feet, more or less, to an alley; thence with said alley, eastwardly to its corner, where it turns at right angles northwardly; thence with said alley northwardly to its corner where it turns at right angles eastwardly; thence eastwardly with said alley 36 1/2 feet, more or less, to the northeast corner of Lot 11, thence with eastern line of Lot 11 southerly 225 feet, more or less, to the beginning. Refers to Book 774, page 336, said Register's Office.

TRACT 3 (Tax Parcel 112):

BEING the westerly 50 feet of Lot No. 12 on the Map of Waverly Place, of record in Book 57, page 94 and 95, Register's Office for said County, described as follows:

Said part of Lot No. 12 fronts 50 feet on the northerly side of Wedgewood Avenue, formerly Washington Street, and runs back between parallel lines 225 feet to an alley.

TRACT 4 (Tax Parcel 114):

BEING the westerly one-half of Lot No. 13 on the Map of Waverly Place, of record in Book 57, page 94 and 95, Register's Office for said County, described as follows:

Said part of Lot No. 13 fronts 50 feet on the northerly margin of Wedgewood Avenue and runs back between parallel lines 225 feet to an alley.

Tracts 1, 2, 3 and 4, being part of the same property conveyed to Jillian Etherington and Alison Rohr and Mitzi Delay by deed from Craighead Development, LLC, of record in Book 11426, page 478, Register's Office for Davidson County, Tennessee, dated April 2, 1999. The said Jillian Etherington having since conveyed her interest in the subject property to Chris Espander by Quitclaim Deed of record in Instrument No. 20020318-0033617, said Register's Office, dated March 18, 2002.

TRACT 5 (Tax Parcel 113):

BEING the easterly 1/2 of Lot No. 12 on the Map of Waverly Place, of record in Book 57, page 94 and 95, Register's Office for said County, described as follows:

SAID easterly half of Lot No. 12 fronts fifty feet on the northerly side of Wedgewood Avenue, formerly Washington Street, and runs back between parallel lines 225 feet to an alley.

Being the same property conveyed to Jillian Etherington and Alison Rohr and Mitzi DeLay by deed from Flossie Bland, of record in Book 11330, page 675, Register's Office for Davidson County, Tennessee, dated January 29, 1999. The said Jillian Etherington having since conveyed her interest in the subject property to Chris Espander by Quitclaim Deed of record in Instrument No. 20020318-0033618, said Register's Office, dated March 18, 2002.