RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX 7 SP43512
04-11-020-D

MAP 60-4
PARCEL 083.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 1,525,000.00.

Affiant

Subscribed and sworn to before me this the 28th day of January 2005.

My Commission Expires: 3/25/06

Notary Public

THIS INSTRUMENT PREPARED BY: WEISS & WEISS, ATTORNEYS AT LAW
761 OLD HICKORY BOULEVARD, SUITE 301, BRENTWOOD, TENNESSEE 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:
URBAN HOUSING SOLUTIONS, INC.
411 Murfreesboro Road
Nashville, TN 37210

SEND TAX BILLS TO:
"NEW OWNER"

Davidson County DEEDWARR
Recvd: 02/02/05 14:38 2 pgs
Fees:13.00 Taxes:5642.50
20050202-0012404

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **VILLAGE PLACE ASSOCIATES, A TENNESSEE JOINT VENTURE**, hereinafter called the **"Grantors"**, has bargained and sold, and by these presents does transfer and convey unto **URBAN HOUSING SOLUTIONS, INC., A TENNESSEE CORPORATION**, hereinafter called the **"Grantee"**, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A TRACT OF LAND OR PARCEL in the 12th Civil District of Davidson County, Tennessee being Lot No. 1, on the Plan of Cavalier Apartments, of record in Book 3842, Page 138, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEGINNING at a point in the southerly margin of Oak Valley Drive, said point being a common corner of the herein conveyed property and the remaining lands of James A. Mason and wife, as conveyed to them by Deed of record in Book 3761, Page 399, Register's Office for Davidson County, Tennessee; thence South 2° 31' West, 408.8 feet to an iron pin; thence North 86° 09' West, 91.0 feet to a concrete monument; thence North 80° 39' West, 210.46 feet to an iron pin; thence North 2° 31' East, 383.19 feet to a point in said southerly margin of said Oak Valley Drive; thence easterly with said margin of said Oak Valley Drive along a curve with a radius of 568.74 feet 42.2 feet to a point; thence continuing with said margin of said Oak Valley Drive, South 86° 54' East 257.98 feet to the point of BEGINNING.

BEING the same property conveyed to VILLAGE PLACE ASSOCIATES, A TENNESSEE JOINT VENTURE, by Special Warranty Deed from TENNESSEE TRUST COMPANY, TRUSTEE, A TENNESSEE CORPORATION, ON BEHALF OF VILLAGE PLACE, LIMITED, of record in Book 6454, Page 866, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Grantor covenants and binds itself, its representatives, successors and assigns, to warrant specifically and forever defend the title to the said real estate to Grantee, his/hers/their heirs and/or assigns, against the lawful claims of all persons claiming through and/or under the Grantor.

IN WITNESS WHEREOF, the Grantors has caused its name to be affixed hereto, by its duly authorized officer, on this 28th day of January, 2005.

VILLAGE PLACE ASSOCIATES,
A TENNESSEE JOINT VENTURE

By: _____
J. Gregory Hale, Authorized Joint Venturer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **J. GREGORY HALE**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon his oath, acknowledge himself to be the AUTHORIZED JOINT VENTURER of **VILLAGE PLACE ASSOCIATES, A TENNESSEE JOINT VENTURE**, the within named bargainor, and that he as such Authorized Joint Venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of **VILLAGE PLACE ASSOCIATES.**

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of January, 2005.

My Commission Expires: 3/31/07

_____
Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.