Davidson County DEEDWARR
Recvd: 02/23/05 15:52 3 pgs
Fees:18.00 Taxes:9065.00
20050223-0019976

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JUR

FROM: Federal Home Loan Mortgage Corporation

TO: Exchange Holdings, LLC

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
Exchange Holdings, LLC c/o Tax Free Exchange Real Estate Services, Inc. 3821 Henderson Boulevard Tampa, Florida 33629-5013	Foxcroft Apartments 4113 Sneed Road Nashville, Tennessee 37215	Map 133 Parcel 84

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, PLLC, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $2,450,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of February, 2005.

Notary Public

DOLORES M. BARTLEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Comm. Expires: 7-24-07

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **FEDERAL HOME LOAN MORTGAGE CORPORATION**, a corporate instrumentality of the United States, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **EXCHANGE HOLDINGS, LLC**, a Tennessee limited liability company, hereinafter called "GRANTEE", its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Tract No. 1, on the Plan of Foxcroft Apartments Site, of record in Book 4300, page 101, as corrected in Book 4636, page 576, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Federal Home Loan Mortgage Corporation by deed from Charles B. Robbins, Successor Trustee, of record as Instrument No. 20040628-0076640, said Register's Office.

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Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2005 Metropolitan Government Taxes.

2. Sewer Main easement of record in Book 3954, page 637, said Register's Office.

3. All matters shown on the plan of record in Book 4300, page 101, as corrected in Book 4363, page 576, said Register's Office.

4. All matters shown on the survey prepared by Cherry Land Surveying, Surveyors, dated February 22, 2005, Survey No. 05005 CW

5. Any and all matters of record.

6. Any and all existing leases covering or affecting all or any portion of the above described property, and the rights of tenants under such leases.

This is improved property located at 365 Paragon Mills Road, Nashville, Tennessee 37211.

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 heirs and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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 its hand this 21st day of February, 2005.

FEDERAL HOME LOAN MORTGAGE CORPORATION

BY: Gregory S. Stuart

Gregory Stuart
Assistant Treasurer

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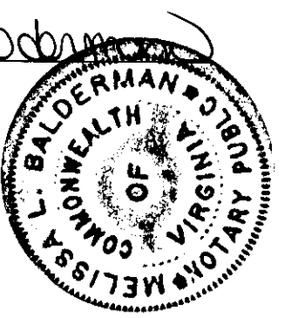
STATE OF Virginia)
COUNTY OF Fairfax)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Gregory Stuart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Assistant Treasurer of Federal Home Loan Mortgage Corporation, the within named bargainor, a corporate instrumentality of the United States, and that he as such Assistant Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Assistant Treasurer.

Witness my hand and seal, at office in Fairfax County, Virginia, this the 21st day of February, 2005.

Melissa L Balderman
NOTARY PUBLIC

My Commission Expires: 3/31/05 (SEAL)



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