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SPECIAL WARRANTY DEED

TO: Brock-Sloss, G.P.

This instrument was prepared by:
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

FROM: Robert E. Clements and wife,
Marjorie Morrell Clements

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Brock-Sloss, G.P. 3630 Redmon Street Nashville, TN 37209	Same	104-1A-1 CO

Davidson County DEEDWARR
Recvd: 04/29/05 15:04 5 pgs
Fees:28.00 Taxes:2201.50
20050429-0048002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

TRACI HENRY Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 29, 2006

The actual consideration for this transfer is $595,000.00

Affiant

Sworn to and subscribed before me, this 27th day of April, 2005.

My Commission Expires: 7-29-06

Notary Public

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brock-Sloss, G.P.** (hereinafter called the "Buyer"), has bargained and sold, and by these presents does transfer and convey unto **Robert E. Clements and wife, Marjorie Morrell Clements** (hereinafter collectively called the "Seller"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at Condominium Unit 1, 3630 Redmon Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 22nd day of April, 2005.

SELLER:

Robert E. Clements

Marjorie Morrell Clements

Marjorie Morrell Clements

STATE OF California)
COUNTY OF Riverside)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert E. Clements, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Palm Desert, CA, _____, this 22nd day of April, 2005.

M. Jane Peralta

Notary Public

My Commission Expires:
June 9, 2006

M. JANE PERALTA
Commission # 1360412
Notary Public - California
Riverside County
My Comm. Expires Jun 9, 2006

STATE OF California)
COUNTY OF Riverside)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Marjorie Morrell Clements, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Palm Desert CA, this 22nd day of April, 2005.

M. Jane Peralta
Notary Public

My Commission Expires:
June 09, 2006

M. JANE PERALTA
Commission # 1360412
Notary Public - California
Riverside County
My Comm. Expires Jun 9, 2006

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit 1, described in Master Deed of Redmon Street Condominium of record as Instrument No. 20010126-0008125, Register's Office for Davidson County, Tennessee

Being part of the same property conveyed to Robert E. Clements, Jr., by deed of record as Instrument No. 20010126-0008124, said Register's Office.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes for the year 2005, a lien not yet due and payable.

2. Matters shown on the Plan of record in Book 3106, page 105, as amended in Book 4080, page 877, said Register's Office.

3. Master Deed of record as Instrument No. 20010126-0008125, Register's Office for said County.

4. Easement granted unto Tennessee Electric Power Company by Commerce Union Bank of record in Book 1021, page 538, said Register's Office, which is an easement for power lines over a strip 50 feet wide. Said easement dated January 29, 1937, states that the center line to be determined upon final survey with the towers on which wires are to be strung, to be placed in the southeast corner about 35 feet from the northerly line of the N.C. & St. L. Railroad.

5. Easement granted to the City of Nashville by J.A. Myers and wife of record in Book 1851, page 236, said Register's Office, to construct, operate and maintain a sanitary sewer, as also shown on the plat of record in Book 3106, page 105, said Register's Office.