31-B
S+R

SPECIAL WARRANTY DEED

TO: Catherine C. Weiss

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

FROM: Fred M. Kjellgren and wife,
Constance M. Kjellgren

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Arthur G. Weiss 3060 Peachtree Road NW, Suite 1855 Atlanta, GA 30305	Same	Map 130-2-A, Parcel 1.00 CO

Davidson County DEEDWARR
Recvd: 05/03/05 15:38 5 pg
Fees:28.00 Taxes:2220.00
20050503-0049482

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $600,000.00

Catherine C. Weiss
Affiant

Sworn to and subscribed before me, this 22nd day of April, 2005.

My Commission Expires: 7-29-05

Traci Henry
Notary Public

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

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, **Catherine C. Weiss** (hereinafter called the "Buyer"), has bargained and sold, and by these presents does transfer and convey unto **Fred M. Kjellgren and wife, Constance M. Kjellgren** (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 Unit 106, 610 Belle Meade Boulevard, 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 3rd day of May, 2005.

SELLER:

Fred M. Kjellgren

Constance M. Kjellgren

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Fred M. Kjellgren, 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 Nashville, Tennessee, this 25 day of April, 2005.

Notary Public

My Commission Expires:

7-29-06

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

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Constance M. Kjellgren, 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 Nashville, Tennessee, this 25 day of April, 2005.

Traci Henry
Notary Public

My Commission Expires:

7-29-06

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

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. D-2, on the plan of Glencourt Condominiums, according to the Master Deed of record in Book 6396825, as re-recorded in Book 6402, page 279, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 6250, page 162, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Fred M. Kjellgren and wife, Constance M. Kjellgren, by deed of record at Book 7099, page 379, Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2005 and subsequent years.

2. Easement(s) to City of Belle Meade, Tennessee, as set forth in instrument recorded in Book 5799, page 510.

3. All matters shown on Plat record in Book 6250, page 162.

4. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and set forth in the Master Deed recorded in Book 6396, page 825, as re-recorded in Book 6402, page 279.

5. By-Laws of Glencourt Homeowner's Association as of record in Book 6396, page 855, as re-recorded in Book 6402, page 309, as amended in Instrument No. 20041013-0123308.