SPECIAL WARRANTY DEED

FROM: Stansfield, Ltd., a corporation organized and existing under the State of Illinois, Grantor

TO: Liviu Ilioi and Ketty Huang Grantees

This instrument was prepared by:
Warren H. Wild, Jr.
Stites & Harbison, PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

Address New Owner
Liviu Ilioi and Ketty Huang
219 Fifth Avenue North
Nashville, TN 37219

Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes:

Same as New Owner

Map-Parcel Numbers:

93-6-1-36

Davidson County DEEDWARR
Recvd: 05/04/05 15:19 3 pgs
Fees:18.00 Taxes:2997.00
20050504-0050138

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Eight Hundred Ten Thousand and No/100 Dollars ($810,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me this 28th day of April, 2005.

Notary Public

My Commission Expires: 5/30/2007

DEBORAH A. HUGHES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

FOR AND IN CONSIDERATION OF the sum of Eight Hundred Ten Thousand and No/100 Dollars ($810,000.00), for a portion of which Grantees have delivered to Grantor a Purchase Money Promissory Note in the amount of Five Hundred Seventy Thousand and No/100 Dollars ($570,000.00) secured by certain liens and security interests in favor of Grantor evidenced by a Purchase Money Deed of Trust, Security Agreement and Fixture Financing Statement for Commercial Purposes and an Assignment of Leases, Rents and Profits, the terms of which are incorporated herein by reference, which have been executed by Grantees and are being recorded simultaneously herewith, and for the remainder of which Grantees have paid cash to Grantor, the receipt and sufficiency of which are hereby acknowledged, Stansfield, Ltd., a corporation organized and existing under the State of Illinois ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Liviu Ilioi, as to an undivided 50 % interest, and Ketty Huang as to an undivided 50 % interest ("Grantees"), as tenants-in-common, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 89 in the Original Town of Nashville, not of record, located on the westerly side of Fifth Avenue, North, formerly North Summer Street, and being more particularly described as follows:

Beginning at a point in the westerly right-of-way line of Fifth Avenue North, said point being N 37 deg. 06 min. W., 201.76 feet from the northerly right-of-way line of Church Street;

Thence, leaving said right-of-way line with the northerly line of property conveyed to Gobbell Hays Partners, Inc. by deed of record in Book 7885, page 328, in the Register's Office of Davidson County, Tennessee (the "R.O.D.C."), S 52 deg. 23 min. W, 172.52 feet to a point in the easterly right-of-way line of Alley No. 74;

Thence, with said right-of-way line N 36 deg. 53 min. W, 23.42 feet to a point;

Thence, leaving said right-of-way line with the southerly line of property conveyed to Milad H. Dabit, trustee by deed of record in Book 7857, page 235, in the R.O.D.C., N 52 deg. 34 min. E 172.43 feet to a point in the westerly right-of-way line of Fifth Avenue North;

Thence, with said right-of-way line S 37 deg. 06 min. E 22.89 feet to the point of beginning.

Being the same property conveyed to Stansfield, Ltd., a Corporation organized and existing under the State of Illinois, by Quitclaim deed of record in Book 11102, page 441, in the R.O.D.C.

The Property is improved property known as 219 Fifth Avenue North, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 2005 state and county taxes and CBID taxes, not yet due and payable, which have been prorated and will be paid by Grantees.

2. Tennessee Conservation Easement of record in Book 6210, page 27, as amended in Book 8139, page 29, and further amended in Book 10152, page 768, said Register's Office.

3. Any additional matters shown on the title insurance policy dated as of the recording of this Deed issued by Old Republic National Title Insurance Company to Grantees.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns forever.

And Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its, successors and assigns to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other

than claims arising from the matters set forth above), but not further or otherwise. This conveyance is expressly made subject to the matters set forth above.

Witness my hand this 20 day of April, 2005.

STANSFIELD, LTD., A CORPORATION ORGANIZED AND EXISTING UNDER THE STATE OF ILLINOIS

By: Alicia Stansfield
Alicia Stansfield, President

STATE OF IL)
)
COUNTY OF Cook)

Before me, April 20, 2005 Rhonda Lohse, a Notary Public of said County and State, personally appeared Alicia Stansfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President (or other officer authorized to execute the instrument) of Stansfield, Ltd., the within named bargainor, an Illinois corporation, and that she as its President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as its President.

Witness my hand and seal, at Office in Barrington Hills, IL, this 20 day of April, 2005.

Rhonda Lohse
Notary Public

My Commission Expires: 9-13-06

OFFICIAL SEAL
RHONDA LOHSE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9-13-2006