OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE }
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26th
DAY OF May, 2005.

NOTARY PUBLIC

My Commission expires: 11-25-06

SANDY K. PARK NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

THIS INSTRUMENT PREPARED BY:
Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue, North, Nashville, TN 37219

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Nashville Biltmore, L.P. (NAME)	Same (NAME)	140-1
1800 Valley View Lane #150 (ADDRESS)	(ADDRESS)	
Dallas, TX 75234 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 100,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

YOUNG MEN'S CHRISTIAN ASSOCIATION OF MIDDLE TENNESSEE

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

NASHVILLE BILTMORE, L.P.

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

Davidson County DEEDWARR
Recvd: 05/27/05 08:44 3 pgs
Fees:18.00 Taxes:370.00
20050527-0059796

This is unimproved (X) improved ( ) property, known as

(House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. **We do covenant with said GRANTEES that we are lawfully seized** and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hands this 26th day of May, 2005.

YOUNG MEN'S CHRISTIAN ASSOCIATION
OF MIDDLE TENNESSEE

By: Peter Oldham

Peter Oldham
Sr. Vice President

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of DAVIDSON }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Peter Oldham, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the Sr. Vice President of Young Men's Christian Association of Middle Tennessee, the within named bargainor, a corporation (or partnership), and that he, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by him self as such officer (or partner).

Witness my hand and official seal at office this 26th day of May, 2005.

My Commission expires:
11-25-06

Brandy K. Pirk
Notary Public

BRANDY K. PIRK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

EXHIBIT "A"

Being a parcel of land located in the Second Civil District, Twenty-Third Councilmanic District, Nashville, Davidson County, Tennessee, said parcel being located in the northwest corner of the intersection of Interstate 40 and McCrory Lane, being more particularly described as follows:

Beginning at a point, said point being a concrete right-of-way marker at the intersection of the right-of-way lines of Interstate 40 and McCrory Lane;

Thence, along the Interstate 40 right-of-way, S 89 deg. 09 min. 48 sec. W, 189.01 feet to an iron pin;

Thence, leaving the right-of-way and bounded by the McDermott/Biltmore, Inc., Tract Seven as recorded in Book 6845, page 425, R.O.D.C., N 10 deg. 44 min. 21 sec. W, 315.94 feet to an iron pin in the western right-of-way line of McCrory Lane;

Thence, along the western right-of-way line of McCrory Lane, S 38 deg. 51 min. 29 sec. E, 395.07 feet to the point of beginning.

Containing 29,413 square feet or 0.68 acres, more or less.

Being the same property conveyed to YOUNG MEN'S CHRISTIAN ASSOCIATION OF MIDDLE TENNESSEE, by deed of record as Instrument No. 20050428-0047541, said Register's Office.