Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Portland Brew Building, LLC 310 25th Avenue North Suite 103 Nashville, TN 37203	83-6-A-11CO	Same as new owner.

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (BRS)
414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Affordable Housing Resources, Inc.**, a Tennessee not-for-profit corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Portland Brew Building, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to real property taxes for the year 2005, a lien, but not yet due and payable.

This is improved property known as 1921 Scott Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Davidson County DEEDWARR
Recvd: 06/09/05 13:38 4 pgs
Fees:23.00 Taxes:1017.50

20050609-0066113

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me this 6 day of June, 2005.

Notary Public
My Commission Expires: 7-29-06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except for only those Permitted Exceptions set forth in Exhibit B, which is attached hereto and incorporated herein by this reference.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 6 day of June, 2005.

GRANTOR:

AFFORDABLE HOUSING RESOURCES, INC.
a Tennessee not-for-profit corporation

By: _____
Name: Steve Neighbors

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John Gleaves, Notary Public, Steve Neighbors, with whom I am personally acquainted and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Director of Housing Development of Affordable Housing Resources, Inc., the within named bargainor, a Tennessee not-for-profit corporation, and is authorized to execute this instrument on behalf of Affordable Housing Resources, Inc..

WITNESS my hand, at office, this 6 day of June, 2005.

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public
My Commission Expires: 7-29-06

Exhibit A
Property

Being a certain Townhome in Davidson County, Tennessee, being Unit No. 11 of Scott Avenue Townhomes, a horizontal property regime created under Title 66, Section 27-101, et seq., as amended, in Tennessee Code Annotated, and as established by a Master Deed for Scott Avenue Townhomes, of record under Instrument No. 20050114-0005282, and as amended under Instrument No. 20050126-0009812, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Scott Avenue Townhomes, for placement of units and private elements, as shown on Exhibit "B" to the Master Deed of record as Instrument No. 20050114-0005282, said Register's Office, for a more complete identification and description of said unit.

Being part of the same property conveyed to Affordable Housing Resources, Inc. by Quitclaim Deed from The Home Company of Middle Tennessee, Inc. of record in Instrument No. 20040861-0098925, Register's Office for Davidson County, Tennessee.

The above described property shall be held, sold and conveyed subject to the following restriction:

Said property will be permitted to be used as a restaurant or coffee shop subject only to applicable zoning laws, but any other use of said property from time to time will be subject to the prior written consent of Scott Avenue Townhomes Association, Inc. This restriction shall run with the said property and be binding on all parties having any right, title or interest in the property, or any part thereof, their heirs, successors and assigns.

Exhibit B
Permitted Exceptions

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Beaumont Place, as recorded in Plat Book 332, Page(s) 38.

2. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Scott Avenue Townhomes of record in Instrument No. 20050114-0005282, as amended by instrument(s) of record in Instrument No. 20050126-0009812.

3. Charter of Scott Avenue Townhomes Association, Inc. recorded at Instrument No. 20050114-0005281.

4. Taxes or assessments for the year 2005, which have been prorated between the parties, and taxes for subsequent years.