Davidson County DEEDWARR
Recvd: 06/30/05 13:32 3 pgs
Fees:18.00 Taxes:4255.00
20050630-0075477

THIS INSTRUMENT PREPARED BY: **MUDTER, MORGAN & PATTERSON** **2000 Richard Jones Road** **Suite 103** **Nashville, Tennessee 37215** **(615) 383-4429** **FTEC File No. 22316** **File Box 9B**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00. Affiant Subscribed and sworn to before me this day of June, 2005. Notary Public My Commission Expires:

GEORGE MUDTER JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner(s): Midtown Lofts, LLC 5042 Thoroughbred Lane, Suite 200 Brentwood, TN 37027	Send Tax Bills to New Owner	Tax Information: Map: 104-02 Parcel: 180

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, SAM H. HIRSHBERG and wife, PHYLLIS G. HIRSHBERG ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to MIDTOWN LOFTS, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 205, 207 and 209 31st Avenue, North, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 29th day of June, 2005.

SAM H. HIRSHBERG

PHYLLIS G. HIRSHBERG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sam H. Hirshberg and wife, Phyllis G. Hirshberg, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2005.

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Exhibit "A"

Legal Description

Being a tract of land in the 21st Councilmanic District of Davidson County, Tennessee and being Lot 1 of the Final Plat of Midtown Lofts as recorded in Instrument Number 20050616-0069146 Register's Office for Davidson County, Tennessee. Bounded on the north by right-of-way of Belwood Street (50' ROW), on the east by the right-of-way for 31st Ave. North (80' ROW), on the south by Sam H. Hirshberg as recorded in Book 11075, Page 794, Register's Office for Davidson County, Tennessee and on the west by the right-of-way of Alley Number 700 (ROW varies), and more particularly described according to a survey by Robert M. Searson, T.R.L.S. Number 1666 dated June 28, 2005, as follows:

POINT OF BEGINNING being a set point at the northeast corner of the tract being described, said point lying at the southwest corner of the intersection of 31st Avenue North and Belwood Street; thence with the westerly right-of-way margin of 31st Avenue N. South 4°08'41" West 294.18 feet to a set point; thence leaving said right-of-way margin North 68°11'52" West 215.40 feet to a 1 ¼" found iron pipe on the easterly right-of-way margin of Alley Number 700; thence with said alley margin North 3°59'30" East 114.79 feet to a set point; thence South 86°00'30" East 13.00 feet to a set point; thence North 3°59'30" East 79.50 feet to a set point at the southeast corner of the intersection of Alley Number 700 and Belwood Street; thence with the southerly right-of-way margin of Belwood Street North 83°59'36" East 209.03 feet to the point of beginning.

Containing 48,933 square feet or 1.12 acres.

Being the same property conveyed to Sam H. Hirshberg by deed from Robert DeVieux and spouse, Jessy DeVieux of record in Book 8372, page 409, Register's Office for Davidson County, Tennessee, and by deed from Penn Realty Company, Inc. of record in Book 3279, page 17, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Sam H. Hirshberg and wife, Phyllis G. Hirshberg by deed from James Kenneth Farmer and wife, Jerusha Farmer of record in Book 4054, page 310, Register's Office for Davidson County, Tennessee.