Davidson County DEEDWARR
Recvd: 08/19/05 13:59 5 pgs
Fees:28.00 Taxes:62900.00
20050819-0099136

SPECIAL WARRANTY DEED

GRANTOR: LEXINGTON OWNERS LLC

GRANTEE: HG LEXINGTON, LLC and LEXINGTON GARDENS ASSOCIATES, LLC

This Instrument Prepared By:	New Owner and Send Tax Bills:	Map Parcel No.:
Martha L. Hylton Gallagher Evelius & Jones LLP 218 N. Charles Street, Suite 400 Baltimore, Maryland 21201	HG Lexington, LLC and Lexington Gardens Associates, LLC 999 Waterside Drive, Suite 2300 Norfolk, Virginia 23510 Attn: T. Richard Litton, Jr.	Tax ID# 128-4-A/8 Property Address: 510 Old Hickory Blvd. Nashville, TN 37209

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FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by **HG LEXINGTON, LLC,** a Virginia limited liability company ("HG"), and **LEXINGTON GARDENS ASSOCIATES, LLC**, a Delaware limited liability company ("Gardens"), collectively, GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEXINGTON OWNERS LLC,** a Delaware limited liability company, GRANTOR, does hereby bargain, sell and convey to HG an undivided 25% interest and Gardens an undivided 75% interest, as tenants in common, their successors and assigns the following described parcel of real estate located in Davidson County, Tennessee, more fully described in Exhibit A, attached hereto and made a part hereof by this reference.

Being the same property conveyed to Grantor by Deed from the Prudential Insurance Company of America, a New Jersey corporation, of record as Instrument 20021220-0157848, Register's Office of Davidson County, Tennessee.

The Property is improved property located at 510 Old Hickory Boulevard, Nashville, Tennessee 37209.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

Except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject, Grantor does further covenant and bind itself and its representatives and successors to warrant and forever defend the title of the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor, but not otherwise.

[Signatures on following page.]

WITNESS my hand effective as of this 19th day of August, 2005.

GRANTOR:

LEXINGTON OWNERS LLC,
a Delaware limited liability company

By: DV Shelter Holdings, LLC,
its Managing Member

By: Shelter Development, LLC,
its Managing Member

By: _____
MarHynn K. Duker
President

STATE OF MARYLAND
CITY OF BALTIMORE

The actual consideration or value, whichever is greater, for this transfer is $ 17,000,000.00 .

Shelter Development LLC
_____
Affiant President

Subscribed and sworn to before me this 16th day of August, 2005.

_____
Notary Public

My Commission Expires: Nov. 24, 2008

PATRICIA L. SHROPE
Notary Public - Maryland
Baltimore City County
My Comm. Expires Nov. 24, 2008

STATE OF MARYLAND)
) ss:
CITY OF BALTIMORE)

On this 16th day of August, 2005, before me, a Notary Public in and for the jurisdiction aforesaid, personally appeared Marilynn K. Duker, who acknowledged herself to be the President and authorized representative of Shelter Development, LLC, a Maryland limited liability company and Managing Member of DV Shelter Holdings, LLC, a Maryland limited liability company and Managing Member of LEXINGTON OWNERS LLC, a Delaware limited liability company, and that she, being authorized to do so, executed the foregoing and annexed instrument as President and on behalf of LEXINGTON OWNERS LLC, one of the parties to the foregoing and annexed instrument, as its free act and deed for the uses and purposes therein contained.

N WITNESS WHEREOF, I hereunto set my hand and official seal.

PATRICIA L. SHROPE
Notary Public - Maryland
Baltimore City County
My Comm. Expires Nov 24, 2008

Patricia L. Shrope
Notary Public
My commission expires: 11-24-2008

[Notarial Seal]

EXHIBIT A TO DEED

LEGAL DESCRIPTION

A tract of land located in the 2nd Civil District of Metropolitan Nashville and Davidson County, Tennessee, being Lot 1 on the plan of Final Plat Phase One The Lexington (formerly Williamsburg Village), of record in Plat Book 7900, page 895, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Lexington Owners LLC, by Deed from The Prudential Insurance Company of America, a New Jersey Corporation, of record at Instrument No. 20021220-0157848, Register's Office of Davidson County, Tennessee.

EXHIBIT B TO DEED

PERMITTED EXCEPTIONS

1. All Taxes for the year 2005 and subsequent years not yet due and payable.

2. Terms and Conditions of Easement and Maintenance Agreement of record in Book 9530, Page 388, as amended by Declaration of Covenants, Conditions and Restriction and Reciprocal Easement Agreement, of record in Book 10268, page 418.

3. Agreement for Exclusive License and Easement of record in Book 9983, page 154, page 157 and page 160.

4. Restrictive Covenants contained in an instrument of record in Book 6354, page 973, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin.

5. Declaration of Covenants, Conditions, and Restrictions and Reciprocal Easement Agreement of record in Book 10268, page 418.

6. Storm Water Detention Agreement of record in Book 9464, page 676.

7. Easement and restrictions created by the Plan of record in Book 7900, page 895 and Book 6250, page 437.

8. Easement for drainage facility granted to the State of Tennessee of record in Book 7874, page 751.

9. Terms and Conditions of Sign Easement Agreement of record in Book 10300, page 584.

10. Rights of tenants in possession as "Tenants Only" under unrecorded leases, without option to purchase or right of first refusal.