THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
Mollie E. Mahan **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	The actual consideration or value, whichever is greater, for this transfer is $9,425,000.00 AFFIANT Subscribed and sworn to before me, this 31st day of August, 2005. Notary Public My Commission Expires: ~~My Commission Expires JAN. 27, 2007~~

WESLEY D. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address new owner as follows:
Riverfront Condominiums Partnership
700 Craighead Street, Suite 305
Nashville, TN 37204

Send Tax Bills to:
Same as New Owner

Map-Parcel Numbers
Map 82-14 Parcel 025.00

Davidson County DEEDWARR
Recvd: 09/02/05 15:09 4 pgs
Fees:23.00 Taxes:34872.50
20050902-0105982

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RIVERFRONT PARTNERSHIP**, a Tennessee general partnership, called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **RIVERFRONT CONDOMINIUMS PARTNERSHIP**, a Tennessee general partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located between First Avenue North on the west and the Cumberland River on the east, south of Jefferson Street Bridge and being more particularly described as follows:

Being the same property conveyed to Riverfront Partnership by deed from Andrews Properties, Inc. of record in Book 7619 Page 232 and by deed from Nelson Andrews and wife Susan A. Andrews of record in Book 7619 Page 229, Registers office Davidson County.

BEGINNING at an iron pin in the east margin of First Avenue North at the southwest corner of herein described parcel, said pin being the northwest corner of Metro Nashville property of record in Deed Book 8398, page 819, Register's Office for Davidson County, Tennessee.

Thence with the easterly margin of First Avenue North, North 31 degrees 21 minutes 30 seconds West, 870.06 feet to a railroad spike; Thence, North 60 degrees 55 minutes 19 seconds West 155.07 feet to an iron pin; Thence, North 31 degrees 57 minutes 42 seconds East, 10.07 feet to an iron pin; Thence, North 37 degrees 27 minutes 33 seconds West, 99.76 feet to a point; Thence North 09 degrees 58 minutes 25 seconds West, 276.14 feet to an iron pin; Thence leaving said margin with the southerly line of McRedmond Brothers, Inc. of record in Deed Book 5176, page 453, Register's Office for Davidson County, Tennessee, North 68 degrees 29 minutes 00 seconds East, 183.48 feet to a point at the edge of water of the Cumberland River at elevation 388.81 mean sea level on February 18, 1999;

Thence, with the edge of water the following calls:
South 35 degrees 56 minutes 06 seconds East, 41.30 feet to a point.
South 18 degrees 29 minutes 06 seconds East, 100.44 feet to a point.
South 12 degrees 34 minutes 36 seconds West, 41.44 feet to a point.
South 29 degrees 19 minutes 00 seconds West, 106.85 feet to a point.
South 24 degrees 53 minutes 28 seconds East, 39.33 feet to a point.
North 80 degrees 23 minutes 29 seconds East, 65.96 feet to a point.
South 87 degrees 47 minutes 16 seconds East, 48.27 feet to a point.
South 47 degrees 25 minutes 51 seconds East, 29.84 feet to a point.
South 29 degrees 36 minutes 50 seconds East, 480.70 feet to a point.
South 15 degrees 22 minutes 49 seconds East, 75.82 feet to a point.
South 23 degrees 33 minutes 28 seconds East, 106.01 feet to a point.
South 31 degrees 17 minutes 45 seconds East, 300.60 feet to a point.
South 49 degrees 57 minutes 00 seconds East, 37.96 feet to a point.

Thence, leaving the edge of water with the north line of aforementioned Metro Nashville property South 58 degrees 56 minutes 39 seconds West, 129.57 feet to the point of beginning, containing 214,995 square feet or 4.94 acres, more or less.

Being the same property conveyed by deed from Riverfront Partnership to Riverfront Condominium Partnership of record as Instrument No. _____, Register's Office for Davidson County, Tennessee.

This is improved property known as 900 First Avenue North, Nashville, Tennessee.

This conveyance is made subject to:

1. 2005 Metro taxes, a lien not yet due and payable.

2. Agreement for dedication of easement of record in Book 7228, page 400, Register's Office for Davidson County, Tennessee.

3. Land that may be within the high and low water mark of the Cumberland River.

4. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Cumberland River.

5. Easement granted USA by Phillip Kerrigan, Jr. and wife, being two in number, in connection with Cheatham Lock and Dam Project on Cumberland River being known as Tracts M-1321-E and M-1359-E, filed for record in Book 2303, page 437, said Register's Office.

6. Easement for Lick Branch Sewer and easement for East Nashville Interceptor Sewer for the City's sewage disposal system and plant, as reserved in deed from City of Nashville to Alfred T. Levine, Trustee, of record in Book 2098, page 166, said Register's Office.

7. Agreement between City of Nashville and Phillip Kerrigan, Jr. as shown by decree of record in Minute Book 55, page 468, of the Third Circuit Court in connection with 72" internal diameter tunnel, Lick Branch outfall sewer, interceptor sewers and structures.

8. Easement granted USA by Nashville Gas Company of record in Book 2199, page 537, said Register's Office, in connection with Cheatham Lock & Dam Project on Cumberland River known as Tract No. M-1322-E.

9. Rights of tenants in possession under written leases, as tenants only.

10. Easement for sanitary sewer and/or storm drainage of record in Book 11112, page 881, said Register's Office.

11. Memorandum of Lease with Web Service Company, Inc., of record in Book 11233, page 522, said Register's Office.

12. Subordination and Non-disturbance Agreement of record in Book 11405, page 552, said Register's Office.

13. All matters shown on the survey by William C. Cockrill, RLS No. 1401, dated March 9, 1999.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in

fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS our hands this 31st day of August, 2005.

RIVERFRONT PARTNERSHIP,
a Tennessee general partnership

By: Susan A. Andrews
Name: Susan A. Andrews
Title: Managing Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Susan A. Andrews,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is **Managing Agent** of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of August, 2005.

Wesley D. Turner
Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

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