This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
Suite 403, The Customs House
701 Broadway
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 09/22/05 12:15 2 pgs
Fees:13.00 Taxes:2035.00
20050922-0113802

ADDRESS NEW OWNER:
1101 Eighteenth Partners, LLC
2200 21st Avenue South - Suite 407
Nashville, TN 37212

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 104-4
GROUP
PARCEL 51

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Bobby W. Hurt and wife, Pamila A. Hurt, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto 1101 Eighteenth Partners, LLC, hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being part of Lot No. 13 on the Map of O.B. Hayes' Plan of Large Lots, called "Rokeby", as of record in Book 21, page 87, Register's Office for said County, described as follows:
>
> Beginning on the westerly margin of 18th Avenue, South, formerly Lamar Street, on the line between Lots Nos. 13 and 18; thence with said Avenue, northwardly 47 feet more or less, to the southeast corner of the property conveyed to John E. Hostettler and wife, by deed from Julia Loeffler, as of record in Book 1041, page 324, said Register's Office; thence with said Hostettler's southerly line, westwardly 272 feet, more or less, to the easterly line of Lot No. 12; thence with said line, southwardly 47 feet, more or less, to the common corner of Lots Nos. 12, 13, 18 and 19; thence with the line between Lots. Nos. 13 and 18, eastwardly 272 feet, more or less, to the beginning.
>
> BEING the same property conveyed to Bobby W. Hurt and wife, Pamila A. Hurt by deed from Scarritt College for Christian Workers, a Tennessee corporation, as of record in Book 5714, page 591, Register's Office for Davidson County, Tennessee.

This is improved property known as 1101 18th Avenue South, Nashville, TN 37212.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said 1101 Eighteenth Partners, LLC, its heirs and assigns, forever;

and we, Bobby W. Hurt and wife, Pamila A. Hurt, do covenant with the said Grantee 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

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

Witness our hands this the 21st day of September, 2005.

Bobby W. Hurt

Pamila A. Hurt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bobby W. Hurt and wife, Pamila A. Hurt, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 21st day of September, 2005.

NOTARY PUBLIC

My Commission Expires: 1/26/06

J. EVAN GOWER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $550,000.00.

AFFIANT

Subscribed and sworn to before me
this 21st day of September, 2005.

NOTARY PUBLIC

My Commission Expires: 1/26/06

J. EVAN GOWER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY