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JBE
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SPECIAL WARRANTY DEED

FROM: Glenn Ferguson, Grantor

TO: Germantown Partners, LLC, Grantee

This instrument was prepared by:
J. Bryan Echols
Stites & Harbison PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Number
Germantown Partners, LLC 1200 5th Avenue North Nashville, Tennessee 37208	SAME	82-13-36

Davidson County DEEDWARR
Recvd: 10/28/05 14:52 5 pgs
Fees:28.00 Taxes:111.00
20051028-0130635

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Thirty Thousand and No/100 Dollars ($30,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 6th day of October, 2005.

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

Notary Public

My Commission Expires: NMG 7-19-2008

FOR AND IN CONSIDERATION OF the sum of Thirty Thousand and No/100 Dollars ($30,000.00), the receipt and sufficiency of which are hereby acknowledged, **GLENN FERGUSON** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **GERMANTOWN PARTNERS, LLC** ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly

described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 1017 9th Avenue North, Nashville, Davidson County, Tennessee.

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.

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

Witness our hands this 6th day of October, 2005.

GRANTOR:

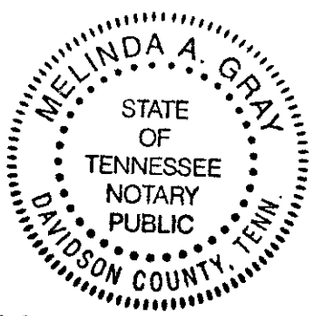
Glenn Ferguson

GLENN FERGUSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, MELINDA A. GRAY, a Notary Public of said County and State, GLENN FERGUSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 6th day of October, 2005.



My Commission Expires JULY 19, 2008

Notary Public

My Commission Expires: 07-19-2008

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being parts of Lots Nos. 180 and 183 on the Map of John W. McNairy Mansion Home Tract, as shown on the front of the fly-leaf in Book 9, Register's Office for said County, described as follows:

Beginning on the westerly side of McLemore Street 101-1/4 ft. northerly from Jackson Street and running thence northwardly with the said McLemore Street, 33-3/4 ft. to a point; thence westwardly 98-1/2 ft. to a line; thence southwardly 33-1/4 ft. to a point; thence eastwardly 98-1/2 ft. to the point of beginning.

Being part of the same property conveyed to GLENN FERGUSON, by deed from C. KINIAN COSNER, JR., TRUSTEE IN BANKRUPTCY FOR JAMES H. KIRBY, JR., BK 77-30243 IN THE UNITED STATES DISTRICT COURT FOR THE MIDDLE DISTRICT OF TENNESSEE, by deed of record in Book 8065, page 110, Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2005 and subsequent years. Davidson County taxes for 2005, a lien, but not yet due and payable.

2. Subject to the Phillips Jackson Street Redevelopment Plan containing restrictive covenants of record in Book 9183, page 130, as amended in Book 11625, page 280, said Register's Office.