Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
LUI Nashville Demonbreun Street, LLC 5 Greenway Plaza, Suite 1300 Houston, TX 77046	Map & Parcel Nos. 093-09-0-255.00; 093-09-0-256.00; 093-09-0-257.00; 093-09-0-258.00; and 093-09-0-259.00	Same Davidson County DEEDWARR Recvd: 11/08/05 13:49 7 pgs Fees:38.00 Taxes:28818.30 20051108-0135473
This instrument prepared by: Waller Lansden Dortch & Davis, PLLC (CBR) 511 Union Street, Suite 2700 Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **DEMONBREUN STREET PROPERTIES, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey to **LUI NASHVILLE DEMONBREUN STREET, LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the encumbrances more particularly described in Exhibit B, which is attached hereto and incorporated herein by this reference (the "Permitted Encumbrances").

This is improved property known as 1512, 1514, 1516, 1520 and 1522 Demonbreun Street, Nashville, Davidson County, Tennessee.

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

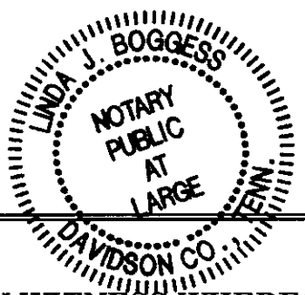
Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor except claims arising under or by virtue of the Permitted Encumbrances.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $7,788,731.00.

Affiant

Subscribed and sworn to before me this 7th day of November, 2005.



Notary Public

My Commission Expires: 3-25-06

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 7th day of November, 2005.

GRANTOR:

DEMONBREUN STREET PROPERTIES, LLC

By: _____
James W. Caden, Jr., Chief Manager

1147284.4
Demonbreun I

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named James W. Caden, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Chief Manager of DEMONBREUN STREET PROPERTIES, LLC, the within named bargainor, a Tennessee limited liability company, and that as such, being authorized so to do, executed the foregoing instrument for the purposes contained, by signing the name of the limited liability company, in his capacity as Chief Manager.

Witness my hand and seal, at office in Nashville, Tennessee, the 1st day of November, 2005.

Linda J. Boggess
Notary Public

My Commission Expires: 3-25-06

LINDA J. BOGGESS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

1147284.4
Demonbreun I

EXHIBIT A

Description of Property

1512 DEMONBREUN STREET

Being a parcel of land in the First Civil District, Nineteenth Councilmanic District, Nashville, Davidson County, Tennessee. Being the easterly half of Lot 189 as shown on the subdivision plat of McNairy's Plan of West Nashville Lots of record in Minute Book "C", Pages 136 and 137, Chancery Court, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a point on the northerly right-of-way of Demonbreun Street, said point being approximately 350 feet from Fourteenth Avenue South, said point also being the southeast corner of property conveyed to Demonbreun Street Properties, LLC, of record in Instrument No. 200107180076291, R.O.D.C.;

Thence leaving said northerly right-of-way with the easterly line of the above mentioned property N 28° 26' 14" W a distance of 166.06 feet to a existing iron rod located on the southerly right-of-way of Alley No. 235;

Thence with said southerly right-of-way N 62° 18' 20" E a distance of 50.00 feet to a existing iron rod;

Thence leaving said southerly right-of-way with the westerly boundary of property conveyed to Ernest W. Peek S 28° 26' 14" E a distance of 166.06 feet to a point;

Thence continuing with said southerly right-of-way S 62° 18' 35" W a distance of 50.00 feet to the point of beginning.

Containing 8,302 square feet or 0.19 acres more or less.

Being the same property conveyed to Demonbreun Street Properties, LLC, by deed from Lee A. Beaman and wife, Kelley S. Beaman, executed January 27, 2003 and recorded January 31, 2003, in Instrument No. 20030131-0014019, Register's Office for Davidson County, Tennessee.

1514 DEMONBREUN STREET

Land in Davidson County, Tennessee, being the west half of Lot No. 189 on the Map of McNairy's Plan of West Nashville Lots, of record in Minute Book C, Pages 136 and 137, of the Chancery Court at Nashville.

Said part of Lot No. 189 fronts 50 feet on the northerly side of Demonbreun Street and runs back between parallel lines 166 feet to an alley.

Being the same property conveyed to Demonbreun Street Properties, LLC, by deed from Samuel C. Tritico, executed July 13, 2001 and recorded July 18, 2001, in Instrument No. 20010718-0076291, Register's Office for Davidson County, Tennessee.

EXHIBIT A

Description of Property

1516 DEMONBREUN STREET

Tract One:
Land in Davidson County, Tennessee, being 32 feet front of the eastern part of Lot 191 in McNairy's Plan of West Nashville, fronts 32 feet on the north side of Demonbreun and runs back 166 feet to an alley.

Tract Two:
Land in Davidson County, Tennessee, being the westerly 53 feet of the easterly 95 feet of Lot 191 on the Plan of McNairy's West Nashville lots, as of record in Plat Book 9, Page 322, Register's Office for said County, and Plan Book 1, Page 15, Chancery Court at Nashville.

Being the same property conveyed to Demonbreun Street Properties, LLC, by deed from Blanche R. Bergmeier and Ronald L. Bergmeier, Trustees under the Bergmeier Living Trust, dated June 16, 1997, as to a one-third interest, and Robert L. Reuther, III, as to a one-third interest, and Ann Elziabeth Reuther and Arthur M. Reuther, Jr, as to a one-third interest, executed August 23, 2004 and recorded September 1, 2004, in Instrument No. 20040901-0106107, Register's Office for Davidson County, Tennessee.

1520 DEMONBREUN STREET

Land in Davidson County, Tennessee, being the westerly 15 feet of Lot No. 191 and the easterly 35 feet of Lot No. 193 on the Map of McNairy's West Nashville Lots, as of record in Book 9, Pages 322 and 323, Register's Office for Davidson County, Tennessee.

Said parts of Lots 191 and 193 front together 50 feet on the northerly side of Demonbreun Street and run back between parallel lines 166 feet to an alley.

Being the same property conveyed to Demonbreun Street Properties, LLC, by deed from Edward H. Arnold, executed January 31, 2003 and recorded January 31, 2003 in Instrument No. 20030131-0014018, Register's Office for Davidson County, Tennessee.

EXHIBIT A

Description of Property

1522 DEMONBREUN STREET

Land in Davidson County, Tennessee, being the westerly 50 feet of the easterly 85 feet of Lot No. 193 on the Map of McNairy's West Nashville Plan of Lots, of record in Book 9, Pages 322 and 323, Register's Office for said County.

Said part of said lot fronts 50 feet on the north side of Demonbreun Street and runs back between parallel lines, 166 feet to an alley.

Being the same property conveyed to Demonbreun Street Properties, LLC, by deed from Kenneth L. Dudney and Barbara A. Dudney, executed August 1, 2001 and recorded August 3, 2001, in Instrument No. 20010803-0083076, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

(1) Real estate taxes for the year 2005, due and payable but not yet delinquent. Taxes for the year 2006, and subsequent years, not yet due and payable.

(2) Right of tenants, as tenants only, pursuant to unrecorded leases disclosed by Grantor to Grantee in writing.

(3) Parking Lease Agreement executed April 22, 2003, between Demonbreun Street Properties, LLC, Lessor, and Kyle Alexander and Brad Pritchett, individually and d/b/a Two Doors Down Sports Bar and Grille, LLC, recorded April 22, 2003, in Instrument No. 20030422-0053234, Register's Office for Davidson County, Tennessee. (applicable to 1512 Demonbreun Street only)

(4) Declaration of Easement for Encroachment as executed January 31, 2003 by Demonbreun Street Properties, LLC of record in Instrument No. 20030131-0014021, Register's Office for Davidson County, Tennessee. (applicable to 1520 and 1522 Demonbreun Street)

(5) Subject to the Arts Center Redevelopment Plan containing restrictive covenants of record in Book 10965, page 404, and amended in Book 11625, page 252, Register's Office for Davidson County, Tennessee. (applicable to all properties)