Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
LUI Nashville Demonbreun Street, LLC 5 Greenway Plaza, Suite 1300 Houston, TX 77046	New Owner	Map: 93-13; parcel 10 Map: 93-13; parcel 11 Map: 93-13; parcel 13
	This instrument prepared by: George E. Mudter, Jr., Esq. Mudter, Morgan & Patterson 200 Richard Jones Road, Suite 110 Nashville, TN 37215	Davidson County DEEDWARR Recvd: 11/08/05 13:52 6 pgs Fees:33.00 Taxes:8299.10 20051108-0135476

SPECIAL WARRANTY DEED AND ASSIGNMENT

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, **JAMES D. SCOTT** and wife, **PEARLIE B. SCOTT** (collectively, "Grantors"), have bargained and sold, and by these presents do 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 "Land").

Further, in connection with such conveyance of the Land, Grantors have transferred and assigned to Grantee, and Grantee has assumed, all right, title and interest of Grantors (the "Lessor's Interest") in and to that certain Lease Agreement, dated as of May 7, 2001, as amended, for which a Memorandum of Lease was recorded in the Register's Office for Davidson County on January 31, 2003, as Instrument No. 20030131-0014015, and a Memorandum of Amendment of Lease was recorded in the Register's Office for Davidson County on July 14, 2005, as Instrument No. 20050714-0081614. Such Lessor's Interest and the Land are hereby referred to as 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 1524, 1524-A, 1526, 1528 and 1530 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.

Grantors further covenant and bind themselves 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 Grantors 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 $2,243,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of November, 2005.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Notary Public

My Commission Expires: _____

IN WITNESS WHEREOF, the Grantors have executed this Special Warranty Deed and Assignment this 2nd day of November, 2005.

GRANTORS:

JAMES D. SCOTT

PEARLIE B. SCOTT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James D. Scott and wife, Pearlie B. Scott, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 2nd day of November, 2005.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

EXHIBIT A

Description of Property

Tract 1:

Land in Davidson County, Tennessee, being the westerly 27 ½ feet of Lot No. 195 and the easterly 5 feet of Lot No. 197 on the Map of McNairy's West Nashville Lots, as of record in Plan Book 1, page 15, Chancery Court at Nashville and also of record in Minute Book "C" pages 136 and 137 of said Court.

Said part of Lot Nos. 195 and 197 front together 32 ½ feet on the northerly side of Demonbreun Street and extends back between parallel lines 166 feet to an alley.

Tract 2:

Land in Davidson County, Tennessee, being part of Lot No. 195 on the Map of McNairy's West Nashville Plan of Lots, of record in Plan Book 1, page 15, Chancery Court at Nashville and also of record in Minute Book "C" pages 136 and 137, of said Court and described according to a copy of a survey thereof made October 19, 1944, by S. R. Sanford, Jr., Surveyor, as follows:

Beginning at a point on the north margin of Demonbreun Street 27 ½ feet east of the common corner of Lots 195 and 197, said point also being 320.5 feet east of the easterly margin of 16th Avenue South; thence northerly 166 feet to the south margin of an alley; thence with the margin of the same, easterly 32 ½ feet to the point; thence southerly 166 feet to the north margin of Demonbreun Street; thence with the margin of the same, westerly 32 ½ feet to the point of beginning.

Tract 3:

Land in Davidson County, Tennessee, being the westerly 15 feet of Lot No. 193 and the easterly 40 feet of Lot No. 195 on the Plan of McNairy's West Nashville Lots, as of record in Book 9, page 322, Register's Office for Davidson County, Tennessee and in Minute Book "C" pages 136 and 137, Chancery Court at Nashville.

Said part of Lot Nos. 193 and 195 front together 55 feet on the northerly side of Demonbreun Street and runs back between lines 166 feet to an alley.

Being the same property conveyed to James D. Scott and wife, Pearlie B. Scott by deed dated January 20, 1981 from The Joint Committee on Communications of the United Methodist Church of record in Book 5702, page 104, Register's Office for Davidson County, Tennessee.

Tract 4:

Land in Davidson County, Tennessee, being the West 60 feet of the East 65 feet of Lot No. 197, on the Plan of McNairy's West Nashville Lots, as of record in Book 9, page 322, Register's Office for Davidson County, Tennessee, and in Plat Book 1, page 15, Chancery Court at Nashville.

Said part of Lot No. 197 front 60 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 James D. Scott and wife, Pearlie B. Scott by Installment Deed dated January 2, 1979 from Abe Corenswet, Trustee of the Corenswet Family Trust of record in Book 5382, page 111, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Taxes for 2005, a lien now due and payable, but not yet past due.
2. Restrictive Covenants contained in an instrument of record in Book 10965, page 404, amended in Book 11625, page 252, and in Instrument No. 20020715-0084598, Register's Office for Davidson County, Tennessee.
3. Lease from James D. Scott to Demonbreun Street Properties, LLC, dated May 7, 2001, a memorandum of which is of record in Instrument No. 20030131-0014015, amended in Instrument No. 2005714-0081614, Register's Office for Davidson County, Tennessee.