Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
LUI Nashville Demonbreun Street, LLC 5 Greenway Plaza, Suite 1300 Houston, TX 77046	Map 093-09-0 Parcel Nos. 203.00, 204.00, 205.00, 206.00 and 207.00	Same
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, **MUSIC ROW PROPERTIES, L.P.**, a Tennessee limited partnership ("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 112 and 118 16th Avenue South, and 1529, 1531 and 1533 McGavock 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.

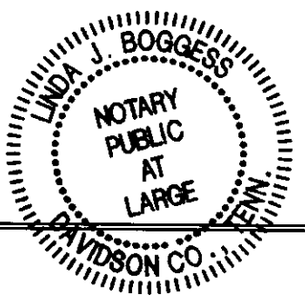
Davidson County DEEDWARR
Recvd: 11/08/05 13:56 6 pgs
Fees:33.00 Taxes:30659.20
20051108-0135479

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $8,286,269.00.

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:

MUSIC ROW PROPERTIES, L.P.

By: Caden Holdings, LLC, a Tennessee limited liability company, its general partner

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

1147259.4
Music Row

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 Caden Holdings, LLC, a Tennessee limited liability company, the general partner of MUSIC ROW PROPERTIES, L.P., the within named bargainor, a Tennessee limited partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes contained, by signing the name of the general partner, 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.

1147259.4
Music Row

EXHIBIT A

Description of Property

Tract 1

Land lying in Davidson County, Nashville, Tennessee, and being more particularly described according to a survey by R. L. Montoya, Land Surveying, Inc. as follows:

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Beginning at a point at the Intersection of the Sidewalk in the Easterly Margin of 16th Avenue South and the Southerly margin of McGavock Street, this being the Northwestern Corner of this described Tract No. 1, also known as Parcel 203, Metro Tax Map 93-9, Tax Assessor's Office of Davidson County, Tennessee; thence in a Easterly direction along said sidewalk in the Southern margin of McGavock Street, North 63 degrees 40 minutes 49 seconds East, 268.00 feet to a point; thence, South 26 degrees 16 minutes 23 seconds East, 166.00 feet to a point in the Northern margin of Alley Number 235, Metro Tax Map 93-13, Tax Assessor's Office of Davidson County, Tennessee; thence, South 63 degrees 40 minutes 49 seconds West 268.00 feet along said Alley to a point in the Eastern Margin of the Sidewalk in the Eastern Margin of 16th Avenue South; thence, North 26 degrees 16 minutes 23 seconds West, 166.00 feet to the point of beginning of this described Tract Number 1 containing 44,487.99 square feet or 1.02 acres more or less.

Being part of the same property conveyed to Music Row Properties, L.P., a Tennessee limited partnership, by Deed of record in Book 11067, page 102, and Book 11067, page 105, Register's Office for Davidson County, Tennessee.

EXHIBIT A

Description of Property

Tract 2

Land lying in Davidson County, Nashville, Tennessee, and being more particularly described according to a survey by R. L. Montoya, Land Surveying, Inc. as follows:

Beginning at a P.K. nail in the sidewalk at the Intersection of 16th Avenue South and Demonbreun Street, this being the Southwestern corner of Parcel Number 8, Metro Tax 93-13, Tax Assessor's Office of Davidson County, Tennessee; thence, continuing along sidewalk North 63 degrees 50 minutes 20 seconds East, 157.86 feet in a Easterly direction to an iron rod in the Northerly margin of Demonbreun Street, this being the Point of beginning for this described Tract Number 2; Thence, North 26 degrees 04 minutes 26 seconds West, 82.13 feet along the building wall to a point; thence, South 63 degrees 46 minutes 41 seconds West, 158.14 feet along the building wall to a point; thence, North 26 degrees 16 minutes 23 seconds West, 83.40 feet to a point; thence, North 63 degrees 40 minutes 49 seconds East, 228.00 feet along the Northerly building wall in the Southerly margin of Alley Number 235, Metro Tax Map 93-13, Tax Assessor's Office of Davidson County, Tennessee; thence, South 26 degrees 13 minutes 29 seconds East, 166.00 feet to a P.K. nail (old) in the sidewalk; thence, South 63 degrees 50 minutes 20 seconds West, 70.01 feet to the point of beginning for this described Tract Number 2, containing 24,800.73 square feet or 0.57 acres more or less.

Being part of the same property conveyed to Music Row Properties, L.P., a Tennessee limited partnership, by Deed of record in Book 11067, page 102, and Book 11067, page 105, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

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

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

(c) Terms and Provisions of Lease in favor of Weng-Teh Lin of record in Book 6524, page 751, R.O.D.C.T.

(d) Subject to the Arts Center Redevelopment Plan containing restrictive covenants of record in Book 10965, page 404, and amended in Book 11625, page 252, R.O.D.C.T.