This Instrument Was Prepared By:
Baker, Campbell & Parsons
Attorneys At Law
200 Fourth Avenue North, Suite 1000
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 12/12/05 16:10 5 pgs
Fees:28.00 Taxes:2497.50
20051212-0149291

Address New Owner And Send Tax Bills To:

Sanderson Partners, L.L.C.
407 Second Avenue South
Nashville, Tennessee 37201

Map and Parcel Number(s):

93-14-471
93-14-594

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **705 REALTY PARTNERS,** a Tennessee general partnership (hereinafter referred to as the "Grantor" or "it"), has bargained and sold, and by these presents does transfer and convey unto **SANDERSON PARTNERS, L.L.C.,** a Tennessee limited liability company (hereinafter referred to as the "Grantee"), in fee simple, certain real property situated in the Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantor, if any, in and to any easements and rights-of-way adjoining, abutting, or benefitting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, its successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B which is attached hereto and made a part hereof by this reference.

The Grantor covenants that it is lawfully seized and possessed of the Property; that it has full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances, except to the extent otherwise set forth in Exhibit B hereto; and the Grantor will forever warrant and defend the title to the Property against all persons whomsoever lawfully claiming the same.

Whenever in this instrument the terms Grantor and Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 12th day of December, 2005.

705 REALTY PARTNERS,
A Tennessee general partnership

By: _____
Charles Youree, Jr., Managing General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of December, 2005.

Notary Public For The State of Tennessee

My Commission Expires: January 26, 2008

KENNETH L. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charles Youree, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged himself to be the managing general partner of 424 Realty Partners, and that he as such managing general partner, being authorized to do so, executed the within instrument for the purposes therein contained by signing the name of the general partnership, as managing general partner.

WITNESS my hand and seal, this 12th day of December, 2005.

Notary Public At Large

My Commission Expires: January 26, 2008

KENNETH L. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

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Exhibit B

Exceptions

1. Easements for utilities serving the subject property.

2. 2005 property taxes, which are being prorated and are being assumed by the Grantee.

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being more particularly described as follows according to a survey by Phillip E. Holmes, Jr., License No. 1728, dated October 17, 2005:

Beginning at an iron pin on the easterly margin of Fifth Avenue and the southerly margin of Elm Street, Nashville, Davidson County, Tennessee, and being more particularly described as follows:

(1) Thence N 66° 25' 26" E, 175.24 feet along Elm Street to an iron pin;

(2) Thence S 23° 36' 01" E, 250.00 feet along alley no. 146 to an iron pin;

(3) Thence S 66° 25' 26" W, 31.83 feet along Lafayette Street to an iron pin;

(4) Thence N 63° 17' 07" W, 214.21 feet to an iron pin;

(5) Thence with a curve to the left, having a radius of 28.60 feet and an arc length of 19.91 feet to an iron pin;

(6) Thence N 23° 36' 01" W, 66.86 feet along Fifth Avenue to the point of beginning, containing 31,408.42 square feet or 0.72 acres, more or less.

Being the same property conveyed to 705 Realty Partners, by deed from Kenneth L. Campbell, Trustee, of record as Instrument No. 20030115-0006696, Register's Office for Davidson County, Tennessee.

This is improved property known as 424 Lafayette Street, Nashville, Tennessee 37203.