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GENERAL WARRANTY DEED

FROM: WALLACE E. JOHNSON and FRANCES L. JOHNSON, Grantors

TO: HALLMARK AT BELLEVUE APARTMENTS, L.P., a Tennessee limited partnership, Grantee

This instrument was prepared by:
Jefferson H. Ockerman, Esq.
Stites & Harbison PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 12/16/05 14:09 5 pgs
Fees:28.00 Taxes:1850.00
20051216-0151329

Address New Owner(s) as follows:

Hallmark at Bellevue Apartments, L.P.
c/o Aslan Ventures, LLC
City View Center
1031 Zorn Avenue, Suite 1400
Louisville, Kentucky 40207

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

Same

Map-Parcel Numbers

Map # 102

Parcel #42

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Five Hundred Thousand and NO/100 Dollars ($500,000.00).

Wallace E. Johnson
Affiant

SUBSCRIBED AND SWORN TO before me, this the 15th day of December, 2005.

CHARA LYN DAHL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: Sept 20, 2008

My Commission Expires Sept 20, 2008

FOR AND IN CONSIDERATION OF the sum of Five Hundred Thousand and NO/100 Dollars ($500,000.00), the receipt and sufficiency of which are hereby acknowledged, WALLACE E. JOHNSON and FRANCES L. JOHNSON, individuals ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto HALLMARK AT BELLEVUE APARTMENTS, L.P., a Tennessee limited partnership ("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 (the "Property").

The Property is improved property located on 5731 River Road, Nashville, Tennessee 37209.

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 Grantee, its successors and assigns forever.

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their representatives and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

Witness our hands this 15th day of December, 2005.

Wallace E. Johnson

WALLACE E. JOHNSON

Frances L. Johnson

FRANCES L. JOHNSON

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Chiara Lyn Dahl, a Notary Public of said County and State, WALLACE E. JOHNSON, 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, this 15th day of December, 2005.

Chiara Lyn Dahl

Notary Public

CHIARA LYN DAHL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: Sept 20, 2008

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

My Commission Expires Sept 20, 2008

Personally appeared before me, Chiara Lyn Dahl, a Notary Public of said County and State, FRANCES L. JOHNSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, this 15th day of December, 2005.

Chiara Lyn Dahl

Notary Public

My Commission Expires: Sept. 20, 2008

CHIARA LYN DAHL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 9-20-08

EXHIBIT A

PROPERTY DESCRIPTION

A tract of land in the 8th formerly the 12th Civil District of Davidson County, Tennessee, described according to a survey made March 9, 1950, by George W. Watkins Surveyor, as follows:

Beginning at a railroad spike in the center of River Road in Davidson's line; thence north 73 deg. 30 min. west 200 feet to a railroad spike in said road; thence south 3 deg. 30 min. west 216.5 feet to an iron pin; thence south 73 deg. 30 min. east 200 feet to an iron pin; thence north 3 deg. 30 min. east 216.5 feet to the beginning, containing one acre, more or less.

Being the same property conveyed to W. E. JOHNSON AND WIFE, FRANCES L. JOHNSON, by deed of record as Instrument No. 20020621-0074893, said Register's Office.

EXHIBIT B

Encumbrances

1. General and special taxes for the year 2006 are liens which are not yet due and payable.

2. The terms, conditions and provisions of an Agreement dated January 17, 1995, executed by and between Wayne Greer and Wallace Edwin Johnson and wife, Frances Johnson, of record in Book 9574, page 280, as corrected by instrument of record in Book 9581, page 961, said Register's Office. (Tracts I and II)

3. Utility Easement of record in Book 2697, page 183, said Register's Office.

4. TVA Transmission Line Easement of record in Book 787, page 28, and Book 787, page 70, said Register's Office.