Davidson County DEEDWARR
Recvd: 03/09/06 15:11 4 pgs
Fees:23.00 Taxes:4995.00
20060309-0027781

This Instrument prepared by:
Adams and Reese LLP (FRH)
424 Church Street, Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Albemarle, LLC 5250 Virginia Way, Suite 100 Brentwood, TN 37027	Same	Map 104-16 Parcel 330

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **GRACE DEVELOPMENT, INC.**, a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **ALBEMARLE, LLC**, a Tennessee limited liability company (the "Grantee"), and Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 8th day of March, 2006.

GRACE DEVELOPMENT, INC.

By: _____
John R. Grace, Vice President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John R. Grace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of GRACE DEVELOPMENT, INC., the within named bargainor, a Tennessee corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand, at office, this 8th day of ~~March~~, 2006.

_____
NOTARY PUBLIC

STELLA M. McDANIEL NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My Commission Expires: My Commission Exp. Nov. 22, 2008

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $1,350,000.00.

_____
Affiant

Subscribed and sworn to before me
this 8th day of March, 2006.

_____
Notary Public

STELLA M. McDANIEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: My Commission Exp. Nov. 22, 2008

312423.1/602881-28

EXHIBIT A

Being a parcel of land in Nashville, First Civil District, Thirty-Third Councilmanic District, Davidson County, Tennessee, located in the northeasterly quadrant of the intersection of Belmont Boulevard and Ashwood Avenue, being a part of Lot No. 128 as shown on the Map of Belmont Land Company's Plan of Lots called "Belmont Heights" as of record in Book 421, page 34, R.O.D.C., and being more particularly described as follows:

BEGINNING at an existing iron pin at the point of intersection of the easterly right-of-way line of Belmont Boulevard and the northerly right-of-way line of Ashwood Avenue;

THENCE, with said easterly right-of-way line of Belmont Boulevard with a curve to the right 95.00 feet to a point, said curve having a central angle of 10°00'00", a radius of 544.32 feet, a tangent of 47.62 feet, and a chord of N 31°29'02" W, 94.88 feet, and said point being the southwesterly corner of property conveyed to Belmont Heights Baptist Church, by deed of record in Book 5722, page 777, R.O.D.C.;

THENCE, leaving said easterly right-of-way line of Belmont Boulevard and with the southerly line of said property conveyed to Belmont Heights Baptist Church N 67°25'29" E, 200.90 feet to an existing P.K. nail in the westerly right-of-way line of Alley No. 439;

THENCE, with said westerly right-of-way line of Alley No. 439 S 17°47'20" E, 54.13 feet to the point of intersection of said westerly right-of-way line of Alley No. 439 with the northerly right-of-way line of Ashwood Avenue;

THENCE, with said northerly right-of-way line of Ashwood Avenue S 55°04'16" W, 186.00 feet to the point of beginning.

Containing 14,357 square feet or 0.33 acres, more or less, described according to the As-Built Survey, dated February 23, 1995, last revised April 14, 1995, prepared by William C. Watson, Tennessee No. 1487, Barge, Waggoner, Sumner and Cannon, Inc., 162 Third Avenue, North, Nashville, Tennessee 37201, File No. 13825-03.

Being the same property conveyed to Grace Development, Inc., by deed from Carolyn O. Grace and Patricia Schwagmeyer Mock, Trustees of the William H. Schwagmeyer Revocable Living Trust u/a dated May 13, 1999, of record as Instrument Number 20031211-0178069, Register's Office for Davidson County, Tennessee, as corrected by Quitclaim Deed of Correction, of record as Instrument Number 20041022-0127277, said Register's Office.

EXHIBIT B

1. Real estate taxes for 2006, a lien, not yet due and payable, which have been prorated between the parties.