File Box 243

This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

ADDRESS NEW OWNER:
Urban Property Concepts, LLC
2280 Metrocenter Drive, #300
Nashville, TN 37228

SEND TAX BILL:
NEW OWNER

Davidson County DEEDWARR
Recvd: 03/09/06 15:45 3 pgs
Fees:18.00 Taxes:73.08
20060309-0027813

MAP AND PARCEL:

MAP	*92*
GROUP	*06-0*
PARCEL	*154.00*

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 19,750.00.

Peggy D. Mathes
AFFIANT

Subscribed and sworn to before me this 7th day of March, 2006.

A B Waddell
NOTARY PUBLIC

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 11/24/07

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Tenn Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, Peggy D. Mathes, Administrator of the **Virginia S. Nyabongo.** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 05P-1620, has this day bargained and sold, and do hereby transfer and conveys unto ***Urban Property Concepts, LLC, a limited liability company***, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN

This is unimproved property known as 916 31st Avenue North, Nashville, TN 37209 .

This is the same legal description as in previous instruments of record.

And now **Peggy D. Mathes, Administrator of the Estate of Estate of Virginia S. Nyabongo**, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey all interest unto the said ***Urban Property Concepts, LLC, a limited liability company***, their successors and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 7th day of March, 2006.

Estate of Estate of **Virginia S. Nyabongo**

By: Peggy D. Mathes, Dom.
Peggy D. Mathes, Administrator

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Peggy D. Mathes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the **Administrator of the Estate of Estate of Virginia S. Nyabongo,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 05P-1620 the bargainor, and as such Administrator, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 7th day of March, 2006.

A B Waddell
NOTARY PUBLIC

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 11/24/07

E X H I B I T " A "

BEING Lot Nos. 11 and 12 of Block "A", on the Plan of Fisk University Place, of record in Plat Book 421, Page 4 and 5, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

SAID Lot Nos. 11 and 12 adjoin and front together 50 feet on the east side of 31st Avenue North, and run back between parallel lines, Lot No. 12 running along the south margin of Clare Street, 150 feet to an alley.

BEING the same property conveyed to Virginia S. Nyabongo by deed from Jack Cohen and wife, Bessie D. Cohen, and Eva R. Garfinkle of record in Book 4786, Page 854, Register's Office, Davidson County, Tennessee. Virginia S. Nyabongo having since died on March 26, 2005, the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 05P-1620, authorized Peggy D. Mathes as Administrator of the Estate of Virginia S. Nyabongo to sell the above described property.

This is the same description as in previous deed of record.

This conveyance is subject to 2006 taxes, prorated and assumed by the Grantee; all matters as shown on the plan of record; any and all easements located on the property and any restrictions.