WARRANTY DEED

FROM: GLEAVES PROPERTIES, a Tennessee General Partnership
Grantor

TO: NASHVILLE URBAN PARTNERS 2006, LLC
Grantee

This instrument was prepared by:

W. Fred Williams
138 Second Avenue North
Suite 300
Nashville, Tennessee 37201

Address New Owner (s)

Nashville Urban Partners 2006, LLC
138 Second Avenue North
Suite 300
Nashville, TN 37201

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

Nashville Urban Partners 2006, LLC
138 Second Avenue North
Suite 300
Nashville, TN 37201

Map-Parcel Numbers

93-14-562.00

Davidson County DEEDWARR
Recvd: 03/13/06 09:53 5 pgs
Fees:28.00 Taxes:1711.25
20060313-0028463

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Hundred Sixty Two Thousand Five Hundred and No/100 Dollars ($ 462,500.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the ___ day of March 2006.

Notary Public

My Commission Expires:

COLLEEN FAIRLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

356646.1 3/4/06

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, GLEAVES PROPERTIES, a Tennessee General Partnership ("Grantor"), has bargained and sold, and by these presents [do/does] transfer and convey unto NASHVILLE URBAN PARTNERS 2006, LLC ("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, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 905 Gleaves St., Nashville, TN 37203.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

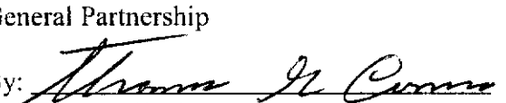
TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; Grantor has good right to convey the Property; the Property is unencumbered and unrestricted except as to those matters set forth above to which this convenance is made subject.

And Grantor does further covenant and bind Grantor its successors 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 (other than claims arising from the matters set forth on Exhibit B). This conveyance is expressly made subject to the matters set forth on Exhibit B

Witness our hand this 7th day of March, 2006.

GLEAVES PROPERTIES, a Tennessee General Partnership

By: 
Thomas G. Connor

Title: General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Colleen Fairley, a Notary Public of said County and State, personally appeared Thomas G. Connor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner (or other office authorized to execute the instrument of GLEAVES PROPERTIES, the within named bargainor, a Tennessee general partnership, and that he as such general partner executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as general partner.

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

Colleen Fairley
Notary Public

My Commission Expires: 5/24/2008

SEAL

COLLEEN FAIRLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot Number 2, as shown on the map entitled Section Sixty-Six, Edgehill Estates of record in Plat Book 4460, pages 157, Register's Office for Davidson County, Tennessee;

Beginning at an existing iron rod on the Southerly right of way line of Gleaves Street, 50 feet in width at a corner common with Lot 3 of said Edgehill Esates being the property of Corinne S. Beadle and M. Clardk, as of record in Book 11367, Page 975, Register's Office for Davidson County, Tennessee;

Thence leaving the Southerly right of way line of Gleaves Street with the Westerly property line of Lot 3, South 07 Deg 06 Min 53 Sec West 185.00 feet to an existing iron rod on the Northerly right of way line of Alley No. 230, 20 feet in width;

Thence with the Northerly right of way line of Alley No. 230, North 82 Deg 34 Min 22 Sec West, 100.08 Feet to an existing iron rod at a corner common with Lot 1 of said Edgehill Estates being the property of J. Douglas Wright, Jr. as of record in Book 4688, Page 796, said Register's Office;

Thence leaving the Northerly right of way line of Alley No. 230 with the Easterly property line of Lot 1, North 07 Deg 08 Min 25 Sec East, 184.71 Feet to an iron rod set on the Southerly right of way line of said Gleaves Street;

Thence with the Southerly right of way line of Gleaves Street, Wouth 82 Deg 44 Min 15 Sec East, 100.00 Feet to the point of Beginning, containing 18,493 square feet (.0425 Acres more or less) according to a Survey of Parcel 562, Map 93-14, Nashville, Davidson County, Tennessee prepared by R. Scot Cherry, Registered Land Surveyor, Tennessee No. 1512, 622 Iris, Nashville, TN 37204.

Being the same property conveyed to Gleaves Properties, a Tennessee General Partnership as of record as Instrument Number 20060127-0010618.

This is improved property known as 905 Gleaves Street, Nashville, TN 37204

This legal description is not the same description contained in the prior deed of record.

EXHIBIT B

Encumbrances

1. 2006 Davidson County Taxes for Map-Parcel 93-14-562 and subsequent years.

2. Matters shown on the Plan of record in Book 4460, Page 157, Register's Office for Davidson County, TN

3. Restrictive Covenants contained in instrument of record in Book 4220, Page 723, Book 4708, Page 887, Book 6236, Page 263 and Book 11625, Page 252, said Register's Office.

4. Easement of record in Book 4659, Page 7, said Register's Office.