Davidson County DEEDWARR
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Fees:13.00 Taxes:1218.04

20060404-0037919

SPECIAL WARRANTY DEED

G-NE-06-125

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,200.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-2-2008

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Mark Deutschmann	MARK DEUTSCHMANN 2206 21st Av S.	
2600 Hillsboro Pike #125	Nashville (NAME) TN 37212	
(ADDRESS) Nashville, TN 37212	(ADDRESS)	P/O 117-3-32.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we NASHVILLE ENCLAVE, L.P., A TEXAS LIMITED PARTNERSHIP (F/K/A NASHVILLE ENCLAVE APARTMENTS, L.P., A TEXAS LIMITED PARTNERSHIP), hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MARK DEUTSCHMANN, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Unit 125 on the Plan of THE ENCLAVE AT HILLSBORO VILLAGE Condominiums, as established under Master Deed of record in Instrument 20051005-0119789 as amended in Instrument 20060210-0016562, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed by Special Warranty Deed from Forrest Hills, LLC, a Tennessee limited liability company to Nashville Enclave Apartments, L.P., a Texas limited partnership as recorded on the 15th day of March, 2004 in Instrument No. 20040315-0029461 and Quitclaim Deed from Forrest Hills, LLC, a Tennessee limited liability company to Nashville Enclave Apartments, L.P., a Texas limited partnership as recorded on the 15th day of March, 2004 in Instrument No. 20040315-0029462, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: (i) all ad valorem taxes assessed against Unit 125 for 2006, and (ii) all matters shown on Exhibit "A" annexed to this Deed.

unimproved ( )
This is improved (X) property, known as 2600 Hillsboro Pike #125, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 29th day of March, 2006.

Nashville Enclave, L.P., a Texas limited partnership (f/k/a Nashville Enclave Apartments, L.P., a Texas limited partnership)

By: _____
Jennifer Garrett, attorney in fact

Attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jennifer Garrett, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Nashville Enclave, L.P. (f/k/a Nashville Enclave Apartments, L.P.) and acknowledged that he/she executed the same as the free act and deed of the said Nashville Enclave, L.P (f/k/a Nashville Enclave Apartments, L.P.).

Witness my hand and official seal at
Nashville, TN
on this the 29 day of March, 2006.

_____
NOTARY PUBLIC

My Commission Expires: 7-29-06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903