Davidson County DEEDWARR
Recvd: 04/18/06 10:56 4 pgs
Fees:23.00 Taxes:14430.00

20060418-0044058

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.:
Archwood Realty Co., LLC 81 Pondfield Road, #334 Bronxville, New York 10708	Same	Map: 43-110 Parcel: 187.00

PREPARED BY: James R. Cheshire, III, Esq., 511 Union Street, Suite 2700, Nashville, TN 37219-1760

STATE OF [redacted] Tennessee)
COUNTY OF Sumner)

The actual consideration or value, whichever is greater, for this transfer is $3,900,000.00.

X Sam L Wilhite Jr.
Affiant

Subscribed and sworn to before me, this the 10th day of April, 2006.

Notary Public

My Comm. Expires: 08/08/06

RONALD B. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEE**, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SAM L. WILHITE, JR., and MARTHA JANE WILHITE, TRUSTEES of the WILHITE FAMILY TRUST dated 11/07/83**, with full power to mortgage, sell, transfer or convey without the necessity of joinder of any beneficiary (hereinafter called the "**GRANTORS**"), have bargained and sold, and by these presents do transfer and convey unto **ARCHWOOD REALTY CO., LLC**, a Delaware limited liability company, (hereinafter called the "**GRANTEE**"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on **Exhibit A** attached hereto and incorporated by reference herein.

This is improved property known as 110 Archwood Place, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said real property together with all buildings, other improvements, appurtenances and hereditaments thereunto belonging or in any wise appertaining to **GRANTEE**, its successors and assigns, in fee simple, forever.

GRANTORS further covenant and bind themselves, and their successors and assigns, to warrant specially and forever defend the title to said real estate to **GRANTEE**, its successors and assigns, against the lawful claims of all persons claiming by, through or under **GRANTORS**, other than claims arising out of the matters set forth on **Exhibit B** attached hereto and incorporated herein by reference, but not further or otherwise.

IN WITNESS WHEREOF, GRANTORS have caused this Special Warranty Deed to be executed as of the 10th day of April, 2006.

Sam L Wilhite Jr., Trustee
SAM L. WILHITE, JR., as Trustee of the WILHITE FAMILY TRUST dated 11/07/83

Martha Jane Wilhite, Trustee
MARTHA JANE WILHITE, as Trustee of the WILHITE FAMILY TRUST dated 11/07/83

State of Tennessee)
County of Sumner)

Personally appeared before me the undersigned authority, a Notary Public for said county and State, **SAM L. WILHITE, JR. and MARTHA JANE WILHITE, TRUSTEES of the WILHITE FAMILY TRUST dated 11/07/83**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Hendersonville, Tennessee, this the 10th day of April, 2006.

Ronald B. Buchanan
NOTARY PUBLIC

My Commission Expires: 08/04/06

RONALD B. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC

EXHIBIT A

Legal Description

LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ACCORDING TO AN UNRECORDED SURVEY OF LEWIS R. MEFFORD, JR., SURVEYOR LIC. NO. 5076, DATED JUNE 9, 1977, AND BEING LOT NO. 6 ON THE PLAN OF JOHN W. ANDERSON SUBDIVISION OF THE RESUBDIVISION OF LOT 4 ON THE MAP OF THE SURVEY OF ANDERSON TRACT, WHICH PLAN IS OF RECORD IN BOOK 1835, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY, AND PART OF LOT 5 ON THE MAP OF THE SURVEY OF ANDERSON TRACT, WHICH MAP IS OF RECORD IN BOOK 1130, PAGE 37, SAID REGISTER'S OFFICE, AND ACCORDING TO SAID SURVEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN, SAID IRON PIN BEING NORTH 03 DEG. 02 MIN. 55 SEC. EAST 110.18 FEET FROM A CONCRETE MONUMENT IN THE NORTH RIGHT-OF-WAY OF STATE ROUTE NO. 45, ALSO BEING IN THE EAST RIGHT-OF-WAY OF ARCHWOOD DRIVE; THENCE NORTH 03 DEG. 02 MIN. 55 SEC. EAST, WITH THE EAST RIGHT-OF-WAY OF ARCHWOOD DRIVE, 115.00 FEET TO AN IRON PIN IN SAME; THENCE NORTH 86 DEG. 17 MIN. 40 SEC. EAST 435.00 FEET TO AN IRON PIN, THE SOUTHEAST CORNER OF PARCEL 181, MAP NO. 43-11; THENCE NORTH 04 DEG. 16 MIN. 25 SEC. EAST, PASSING THE EAST CORNERS OF PARCEL NOS. 181, 182, 183, 184, 185, 587.30 FEET TO AN IRON PIN; THE NORTHEAST CORNER OF PARCEL NO. 185 AND IN THE SOUTH RIGHT-OF-WAY OF DUPONT AVENUE; THENCE SOUTH 86 DEG. 02 MIN. 45 SEC. EAST, WITH THE SOUTH RIGHT-OF-WAY OF DUPONT AVENUE, 434.3 FEET TO AN IRON PIN IN SAME; THENCE SOUTH 04 DEG. 16 MIN. 25 SEC. WEST, WITH THE WEST BOUNDARY LINE OF PARCEL NO. 186, MAP NO. 43-11, 759.79 FEET TO AN IRON PIN, THE SOUTHWEST CORNER OF PARCEL NO. 186 AND IN THE NORTH RIGHT-OF-WAY OF STATE ROUTE NO. 45; THENCE NORTH 85 DEG. 22 MIN. 54 SEC. WEST, WITH THE NORTH RIGHT OF WAY OF STATE ROUTE NO. 45, 430.46 FEET TO A CONCRETE MONUMENT IN SAME; THENCE NORTH 02 DEG. 45 MIN. 53 SEC. EAST 52.52 FEET TO AN IRON PIN, THE NORTHEAST CORNER OF PARCEL NO. 179, MAP NO. 43-11; THENCE NORTH 86 DEG. 17 MIN. 40 SEC. WEST, WITH THE NORTH LINE OF PARCEL NO. 179, 435.00 FEET TO AN IRON PIN; THE POINT OF BEGINNING, CONTAINING 8.69 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO SAM L. WILHITE, JR. AND MARTHA JANE WILHITE, TRUSTEES OF THE WILHITE FAMILY TRUST DATED 11/7/83 BY WARRANTY DEED FROM ARCHWOOD APARTMENTS, L.P., A TENNESSEE LIMITED PARTNERSHIP OF RECORD IN INSTRUMENT NO. 20020402-0040077, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Encumbrances

1. Taxes for the year 2006, a lien, but not yet due and payable, and for subsequent years, not yet due and payable.

2. Matters as shown on the plats of record in Plat Book 1130, page 37, and Book 1835, page 34, Register's Office for Davidson County, Tennessee.

3. Grant of Transmission Line easement of record in Book 1196, page 207, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants of record in Book 1943, page 31, Register's Office of Davidson County, Tennessee.