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Davidson County DEEDWARR
Recvd: 05/01/06 15:24 4 pgs
Fees:23.00 Taxes:6660.00
20060501-0049961

THIS INSTRUMENT PREPARED BY:
Laurence M. Papel, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
211 Commerce Street, Suite 1000
Nashville, TN 37201

ADDRESS NEW OWNER	**SEND TAX BILLS TO:**	**MAP PARCEL**
Castle Keep 601, LLC 1790 38th Street, Suite 207 Boulder, Colorado 80301	Same	104-15/239

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,800,000.00.

Affiant

Subscribed and sworn to before me this the 1st day of May, 2006.

Notary Public

My Commission Expires: 10-16-07

PAMELA B. HAMPTON
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TN
My Comm Exp Oct 16, 2007

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Hunt Family, LLC**, a Tennessee limited liability company hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto **Castle Keep 601, LLC**, a Colorado limited liability company hereinafter called "GRANTEE," its successors and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

The Property is transferred subject to the limitations, restrictions, and encumbrances set forth on **Exhibit "B**."

This is improved property known as 2303 21st Avenue South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with said GRANTEE that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed on **Exhibit B** and representations and limitations as expressly provided for hereby; and GRANTOR does further covenant and bind itself, its successors, assigns and representative, to warrant and forever defend the title to the Property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not further or otherwise. 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 its hand this, the 1st day of May, 2006.

GRANTOR:

Hunt Family, LLC, a Tennessee limited liability company

By: _____
James V. Hunt, Sr.

Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **James V. Hunt, Sr.**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledge himself to be Chief Manager of Hunt Family, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, at office, in Nashville, Tennessee, this the 1st day of May, 2006.

_____
Notary Public

My Commission Expires: 11/22/08

MARILYN HYDE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

N MBH 576353 v1
2900764-000001 04/27/2006

EXHIBIT "A"

Lying and being situated in Metropolitan Nashville/Davidson County, Tennessee and being the James F. Pilkerton, III property of record in Instrument No. 19991229-0308369 in the Register's Office for Davidson County (R.O.D.C.) and being more particularly described as follows:

BEGINNING at an existing iron rod in the west margin of Hillsboro Road (21st Avenue South) 27.5' from the center line, said iron rod being the northeast corner of the Phillip Guinsburg, et al property of record in Book 8024, Page 8, R.O.D.C.; thence leaving said road with the Guinsburg property, N 80 deg. 05' 45" W., 158.76 feet to an existing iron rod; thence, with the Tennessee Dental Association property of record in Book 4729, Page 949, R.O.D.C. N 02 deg. 15' 02" E., 91.72 feet to an existing iron rod; thence with the Tennessee Medical Association property of record in Book 8094, Page 684; R.O.D.C. S 85 deg. 52' 28" E., 192.49 feet to an iron rod in the west margin of Hillsboro Road, 27.5 feet from centerline; thence, with said road margin S 20 deg. 27' 00" W., 112.17 feet to the beginning containing: 0.404 acres, or 17,575 square feet. According to a survey by Bennett & Sons Surveyors & Planners, Inc., Mack Bennett, Jr., R.L.S. Tenn #477, 205 Church Street, Dickson, Tennessee 37055, dated 5-2-03.

BEING the same property conveyed to Hunt Family, LLC, a Tennessee limited liability company, by Deed of record in Instrument No. 20030516-0067116, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

THE FOREGOING DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Metropolitan Government and Davidson County taxes for the year 2006 and subsequent years.

2. All matters shown on Plat recorded in Book 547, pages 121 and 122, Register's Office for Davidson County, Tennessee.

3. Sewer Easement as of record in Book 2958, page 569, Register's Office for Davidson County, Tennessee.

4. Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee for water and/or sewer distribution system of record in Book 4779, page 850, Register's Office for Davidson County, Tennessee.

5. Easement Agreement as of record in Book 5154, page 259, Register's Office for Davidson County, Tennessee.