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Davidson County DEEDWARR
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Fees:23.00 Taxes:3743.40
20060606-0066453

SPECIAL WARRANTY DEED

FROM: D'AFFARI PROPERTIES, LLC, a Tennessee limited liability company, successor to D'AFFARI PROPERTIES, a Tennessee general partnership, Grantor

TO: 1033 EIGHTEENTH PARTNERS, LLC, a Tennessee limited liability company, Grantee

This instrument was prepared by:

J. Bryan Echols
Stites & Harbison PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

Address New Owner:	Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes:	Map-Parcel Numbers
1033 Eighteenth Partners, LLC 2200 – 21st Avenue South, Suite 407 Nashville, Tennessee 37212	Same	104-4-52.00

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is One Million Eleven Thousand Seven Hundred Twenty-Eight and 71/100 Dollars ($1,011,728.71).

Print Name: Martin N. Heflin
Affiant

SUBSCRIBED AND SWORN TO before me, this the 31st day of May, 2006.

EVAN GOWER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/26/08

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, D'AFFARI PROPERTIES, LLC, a Tennessee limited liability company, successor to D'AFFARI PROPERTIES, a Tennessee general partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto 1033 EIGHTEENTH PARTNERS, LLC, a Tennessee limited liability company ("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"). This is improved property.

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 and Grantor has a good right to convey the Property.

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 claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B

Witness our hand this 31st day of May, 2006.

SELLER:

D'AFFARI PROPERTIES, LLC, a Tennessee limited liability company, successor to D'AFFARI PROPERTIES, a general partnership

By: _____

Print Name: Christy DiNapoli

Title: Co-President

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, J. EVAN GOWER, a Notary Public of said County and State, personally appeared Christy DiNapoli, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-President (or other officer authorized to execute the instrument) of D'AFFARI PROPERTIES, LLC, the within named bargainor, a limited liability company, and that he as such Co-President executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as its Co-President.

Witness my hand and seal, at Office in Nashville, Tennessee, this 31st day of May, 2006.

_____
Notary Public

My Commission Expires: 1/26/08

J. EVAN GOWER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

:

EXHIBIT A

Property Description

TRACT 1:

Being a 13,598 square foot or 0.312 more or less acre tract of land lying in the 18th Councilmanic District of Davidson County, Tennessee, and being the same property conveyed to Pacific Deals, Inc. as evidenced by deed of record in Book 9204, page 385, Register's Office for Davidson County, Tennessee, said property being a portion of Lot 13 on O.B. Hayes Plan of Large Lots, called "Rokeby", as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin found on the westerly margin of 18th Avenue South, said point being the most northeasterly corner of the herein-described tract and the most southeasterly corner of the property conveyed to the Women's Division of the General Board of the Global Ministries of the United Methodist Church evidenced by deed of record in Book 7545, page 137, Register's Office for Davidson County, Tennessee; thence with said margin of 18th Avenue South, South 02 deg. 30 min. 00 sec. West a distance of 50.00 feet to a point, said point lying 348.3 feet, more or less, northerly from the north margin of Edgehill Avenue; thence leaving said margin of 18th Avenue South and with the northerly line of the Bobby W. Hurt et ux Property of record in Book 5714, page 591, Register's Office for Davidson County, Tennessee, North 88 deg. 43 min. 08 sec. West a distance of 271.99 feet to an iron pin set; thence with the easterly line of the property conveyed to the Tennessee Annual Conference of the United Methodist Church as evidenced by deed of record in Book 5622, page 29, Register's Office for Davidson County, Tennessee, North 02 deg. 26 min. 35 sec. East a distance of 50.00 feet to an iron pin set; thence with the southerly line of the afore-mentioned Women's Division United Methodist Church Property, South 88 deg. 43 min. 08 sec. East a distance of 272.04 feet to the point of beginning, containing 13,598 square feet or 0.312 acres, more or less.

Being the same property conveyed to D'AFFARI PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, by deed of record in Book 10452, page 404, said Register's Office.

TRACT 2:

A 5 foot wide easement for ingress and egress purposes crossing a portion of the property conveyed to the Women's Division of the General Board of Global Ministries of the United Methodist Church, as evidenced by Deed of Record in Book 7545, page 137, Register's Office for Davidson County, Tennessee; said easement being described as follows:

Beginning at an iron pin on the westerly margin of 18th Avenue South, said iron pin being the southeasterly corner of the afore-said United Methodist Church property and the most northeasterly corner of the property conveyed to Pacific Deals, Inc., as evidenced by Deed of Record in Book 9204, page 385, Register's Office for Davidson County, Tennessee; thence with the common line of said United Methodist Church Property and said Pacific Deals, Inc. Property, North 88 deg. 43 min. 08 sec. West a distance of 120.00 feet to a point; thence leaving said common line and crossing said United Methodist Church Property, North 01 deg. 16 min. 52 sec. East a distance of 5.00 feet to a point; thence running parallel with and 5 feet North of the afore-said common property line, South 88 deg. 43 min. 08 sec. East a distance of 120.11 feet to a point in the westerly margin of 18th Avenue South; thence with said margin of 18th Avenue South, South 02 deg. 30 min. 00 sec. West a distance of 5.00 feet to the point of beginning.

Said easement having been granted to Pacific Deals, Inc. by the Women's Division of the General Board of Global Ministries of the United Methodist Church by instrument of record in Book 9527, page 138, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Davidson County taxes for 2006, a lien, but not yet due and payable.

2. Easement of record in Book 9527, page 137, said Register's Office.