This Instrument Prepared By:
TRUSTLAND TITLE & ESCROW, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

Return to Box 32

Davidson County DEEDWARR
Recvd: 07/06/06 15:26 5 pgs
Fees:28.00 Taxes:1517.00
20060706-0081236

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
Intropi Limited LLC. **P.O. Box 1629** **Brentwood, TN. 37204**	**Same**	118-7-150-CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Boston Yankees, LLC., a Tennessee Limited Liability Company,** ("Grantor"), hereby bargains and sells and does hereby transfer and convey **Intropi Limited LLC., a Tennesee Limited Liability Company,** (referred to hereinafter as "Grantee"), an individual, his heirs and assigns, certain land located in Davidson County, Tennessee, as further described in **Exhibit A**, attached and incorporated by reference, and all rights to common areas and other rights associated therewith (the "Property"). This is improved property located at 2801 Bransford Avenue, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the Grantee, his heirs and assigns forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has a good right to sell and convey the same, and that the same is unencumbered, except for (1) real estate taxes for 2006 (which are being prorated at

closing and assumed by Grantee) and future years, liens but not yet due and payable; (2) matters that would be shown on an accurate survey of the Property; (3) conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Plat establishing Berry Hill Gardens, of record at Book 1130, page 36, Register's Office for Davidson County, Tennessee; (4) Lease Agreement between Boston Yankee, LLC., as Lessor, and Lovettland, LLC., as Lessee, of record in Instrument Number 20050920-0113145, Register's Office for Davidson County, Tennessee.

In addition to the transfer and conveyance of the Property, the Grantor also hereby assigns to Grantee, and his heirs and assigns, any and all of Grantor's rights under leases pertaining to the Property, or any portion thereof.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims and demands of persons claiming by, through, or under Grantor, but not otherwise or further.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 6th day of July, 2006.

Boston Yankees, LLC.

By: _____
Richard A. English, Chief Manager (Grantor)

By: _____
Mathieu R. Berman, Secretary (Grantor)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $410,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of July, 2006.

NOTARY PUBLIC

My Commission Expires:

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Richard A. English** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Chief Manager of **Boston Yankees, LLC.**, a Tennessee Limited Liability Company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Boston Yankee, LLC., by himself as such Chief Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this 6th day of July, 2006.

Notary Public

My commission expires:

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Mathieu R. Berman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Secretary of **Boston Yankees, LLC.**, a Tennessee Limited Liability Company, and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Boston Yankee, LLC., by himself as such Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, this 6th day of July, 2006.

Notary Public

My commission expires:

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

SCHEDULE A
(Property Description)

Tract of land in Davidson County, Tennessee being further described as follows:

Land in Davidson County, Tennessee, Being Lot No. 23 on the Plan of BERRY HILL GARDENS, as shown on plat of record in Plat Book 1130, Page 36, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Boston Yankees, LLC by Warranty Deed from Winchel Realty L.P., recorded on the 12th day September, 2005 in Instrument No. 20050912-0109340, in the Register's Office of Davidson County, Tennessee.