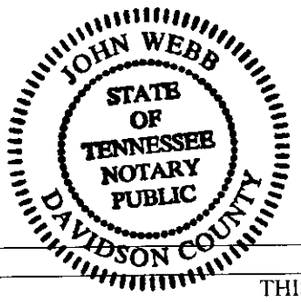
SPECIAL WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,064,675.00

Affiant

Subscribed and sworn to me on August 15, 2006

NOTARY PUBLIC

My Commission Expires: 1-23-2010

Davidson County DEEDWARR
Recvd: 08/16/06 14:17 2 pgs
Fees:13.00 Taxes:3939.30

20060816-0101059

THIS INSTRUMENT WAS PREPARED BY:

John Palmer Webb, Attorney at Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Robert Sims 3817 Bedford Avenue, Unit 210 Nashville, TN 37215	SAME	Part of 117-14-420

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Bedford Commons I, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Robert Sims, a married man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Condominium Unit 210 created pursuant to that certain Master Deed recorded as Instrument No. 20060622-0074805, Register's Office for Davidson County, Tennessee, together with all rights associated therewith, including rights to common areas and the right to parking space numbers 7, 8, 9, 16 and 25 as Limited Common Elements appurtenant to such Unit. SAID CONDOMINIUM UNIT BEING LOCATED ON THAT TRACT OR PARCEL OF LAND lying and being Lot 5, Final Plat, Bedford Avenue Subdivision, Phase 2, recorded as Instrument Number 20050929-0116962, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed from Bedford Avenue Developers, a Tennessee General Partnership, to Bedford Commons I, LLC dated June 21, 2006, of record as Instrument No. 20060621-0074235, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County and subsequent taxes are assumed by the Grantee;
2. Subject to the Plan of record in Plat Book 974, Page 64, Register's Office for Davidson County, Tennessee;
3. Easement for sanitary sewer and/or storm drainage of record in Book 3920, Page 863, said Register's Office;
4. Easement for Sanitary Sewer and/ or Storm Drainage, of record in Book 3914, Page 85, said Register's Office;
5. Master Deed of Bedford Commons I Condominiums (With Covenants, Conditions and Restrictions) of record in Instrument No. 20060622-0074805, said Register's Office;
6. Articles of Organization of Bedford Commons I, LLC of record as Instrument No. 20050712-0080846, Register's Office for Davidson County, Tennessee;
7. Storm Water Quality Agreement of record as Instrument No. 20050711-0079574, Register's Office for Davidson County, Tennessee;
8. Declaration of Covenants, Conditions, Restrictions and Easements for Bedford Commons of record in Instrument No. 20050406-0038094, First Supplemental Declaration to the Declaration of Covenants, Conditions, Restrictions and Easements for Bedford Commons of record in Instrument No. 20050609-0066029, and Second Supplemental Declaration to the Declaration of Covenants, Conditions, Restrictions and Easements for Bedford Commons of record in Instrument No. 20050621-0070753, said Register's Office;
9. All matters shown on the Final Plat of Bedford Avenue Subdivision, Phase 2, recorded as Instrument No. 20050929-0116962, said Register's Office;

10. Permanent Cross Access/ Joint Use Driveway Easement of record as Instrument No. 20050812-0095775, said Register's Office;
11. Future Access Easement to be Dedicated Upon Execution of Joint Access Agreement with Neighboring Property, of record as Instrument No. 20050812-0095776, said Register's Office; and
12. Charter of record in Instrument No. 20050411-0039751 and in Instrument No. 20060622-0074805, said Register's Office.
13. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements, rights of way for public utilities, and all other matters of record applicable to this property.

This property is also known as improved property located at 3817 Bedford Avenue, Unit 210, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTOR does hereby covenant with the said GRANTEE that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, it successors and representatives, to warrant and forever defend the title to said land to said Grantee, his successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hands this 15th day of August, 2006.

BEDFORD COMMONS I, LLC

By: _____

Its: member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 15, 2006, before me personally appeared Ed Cooper, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who, upon oath, acknowledged himself to be a member of Bedford Commons I, LLC, a Tennessee limited liability company, and that he, as such member, executed the foregoing instrument for the purposes therein contained, by signing the name of Bedford Commons I, LLC, a Tennessee limited liability company, by himself as such member.

Witness my hand and official seal on August 15, 2006.

_____
NOTARY PUBLIC

My Commission Expires: 1-23-2010

JOHN WEBB
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY