SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,604,000.00.

Affiant

Subscribed and sworn to me on August 31, 2006

NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 08/31/06 14:57 3 pgs
Fees:18.00 Taxes:9634.80

20060831-0107996

THIS INSTRUMENT WAS PREPARED BY:

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

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #s
FWB Bedford, LLC 555 Great Circle Road Nashville, TN 37228	SAME	117-14-423, 117-14-021, and 117-14-022

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 Land Holdings, a Tennessee general partnership**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **FWB BEDFORD, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTEE,"** its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Tract 1

A certain tract or parcel of land situated in the 25th Civil District of Davidson County, Tennessee, being Lot No. 4 on the Final Plat of Bedford Avenue Subdivision, Phase 2, as of record as Instrument No. 20050929-0116962, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Bedford Land Holdings, a Tennessee general partnership, from Edgar B. Cooper and Hillary Cooper by Quitclaim Deed, of record in Instrument No. 20060829-0106764, Register's Office for Davidson County, Tennessee.

Tract 2

Land in Davidson County, Tennessee, being the southerly 75 feet of Lot No. 17, Block "C", on the Plan of Hillsboro Views Development

Company's Subdivision of record in Book 974, Pages 64 and 65, Register's Office for said County.

Said southerly 75 feet of Lot No. 17 of Block "C" fronts 75 feet on the easterly margin of Bedford Avenue and extends back between parallel lines 187 feet to a dead line.

Being part of the same property conveyed to Bedford Land Holdings, a Tennessee general partnership, from Edgar B. Cooper and Hillary Cooper by Quitclaim Deed, of record in Instrument No. 20060829-0106764, Register's Office for Davidson County, Tennessee.

Tract 3

Land in Davidson County, Tennessee, being the north 75 feet of Lot No. 18 Block "C" on the Map of Hillsboro Views Development Company's Plan of lots, as of record in Book 974, Page 64, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 75 feet on the east side of Bedford Avenue and runs back between parallel lines, 187 feet to a dead line.

Being the same property conveyed from William W. Davenport and wife, Margaret M. Davenport by Warranty Deed to Bedford Land Holdings, a Tennessee general partnership, dated June 12, 2006, recorded June 14, 2006, of record as Instrument No. 20060614-0070624, Register's Office for Davidson County, Tennessee.

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

1. 2006 Davidson County and subsequent taxes are assumed by the Grantee;
2. All matters referenced in the survey by R. Scot Cherry, Tennessee license number 1512, dated 8/28/2006;
3. All matters as shown on the plat of record in Book 974, Page 64 and 65, said Register's Office;
4. Easement of record in Instrument No. 20050812-0095774, said Register's Office;
5. Third Supplemental Declaration to the Declaration of Covenants, Conditions, Restrictions and Easements for Bedford Commons of record as Instrument No. 20060831010 7993, said Register's Office;
6. Charter of Bedford Commons Association, Inc., of record in Instrument No. 20050411-0039751, said Register's Office;
7. First Supplement to the Restrictive Covenants of record in Instrument No. 20050609-0066029, said Register's Office;
8. Second Supplement to the Restrictive Covenants of record in Instrument No. 20050621-0070753, said Register's Office;
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements, rights of way for public utilities.

This property is also known as improved property located at 3810, 3812 and 3814 Bedford Avenue, 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, its 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, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hands this 31st day of August, 2006.

BEDFORD LAND HOLDINGS, a Tennessee general partnership

By: _____

Its: partner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 31, 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 partner of Bedford Land Holdings, a Tennessee general partnership, and that he, as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of Bedford Land Holdings, a Tennessee general partnership, by himself as such partner.

Witness my hand and official seal on August 31, 2006.

_____
NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE