Box 14A
20027-5

This Instrument Prepared By
Charles T. Sharbaugh, Esq.
Return to:

John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

Davidson County DEEDWARR
Recvd: 09/11/06 15:03 6 pgs
Fees:33.00 Taxes:3393.68
20060911-0112412

SPECIAL WARRANTY DEED
(377 Jefferson)

Address New Owners:	*Send Tax Bills To*	Map-Parcel No.:
Mr. Morse Kochtitzky 105 Leake Avenue, #4 Nashville, TN 37205	Mr. Morse Kochtitzky 105 Leake Avenue, #4 Nashville, TN 37205	82-13-18

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of which is hereby acknowledged, PALADINS JEFFERSON, LLC, a Delaware limited liability company ("**Grantor**"), has this day bargained and sold, and does hereby transfer and convey unto MORSE KOCHTITZKY, an individual resident of the State of Tennessee ("**Grantee**"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "**Property**"):

SEE EXHIBIT A attached hereto and made a part hereof.

BEING the same property conveyed to the Grantor by deed dated May 8, 2006, Instrument Number 20060512-0056078, Register's Office for Davidson County, Tennessee, and Special Warranty Deed dated April 3, 2006, Instrument Number 20060512-0056079, Register's Office for Davidson County, Tennessee.

This is improved property located at 810 Jefferson Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors 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 good right to sell and convey the same; and that the same is unencumbered, except as shown on **Exhibit B** attached hereto.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee and its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 5 day of September, 2006.

GRANTOR:

PALADINS JEFFERSON, LLC, a Delaware limited liability company

By: SunTrust Equity Funding, LLC, a Delaware limited liability company, its Sole Member

By: _____
Name: Paul Severn
Title: Manager

STATE OF GEORGIA)
)
COUNTY OF FULTON)

Personally appeared before me, Sarah Hughes, a Notary Public in and for said County and State, Paul Severn, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of SunTrust Equity Funding, LLC, the Sole Member of Paladins Jefferson, LLC, the within named bargainor of the foregoing instrument, and is authorized by such within named bargainor to execute this instrument on behalf of such within named bargainor.

WITNESS my hand and seal, at office, this 5 day of September, 2006.

_____
NOTARY PUBLIC
My Commission Expires:

[NOTARY SEAL]

SARAH HUGHES
Notary Public
Dekalb County
State of Georgia
My Commission Expires Dec 16, 2008

STATE OF GEORGIA)
)
COUNTY OF FULTON)

The actual consideration or value, whichever is greater, for this transfer is $917,211.00.

AFFIANT

Subscribed and sworn to before me this 5 day of September, 2006.

NOTARY PUBLIC
My Commission Expires:

SARAH HUGHES
Notary Public
Dekalb County
State of Georgia
My Commission Expires Dec 16, 2008

[NOTARY SEAL]

Tax Parcel ID #: 82-13-18

THE NAME AND ADDRESS OF PROPERTY OWNER:

Mr. Morse Kochtitzky
105 Leake Avenue, #4
Nashville, TN 37205

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:

Mr. Morse Kochtitzky
105 Leake Avenue, #4
Nashville, TN 37205

EXHIBIT A

DESCRIPTION OF PROPERTY

All that certain piece, parcel, or tract of land situate, lying, and being located in Davidson County, State of Tennessee, containing 0.519 acres, as shown on a plat entitled "ALTA/ACSM Land Title Survey for SunTrust-Unit # 377, 810 Jefferson Street, Nashville, TN", dated December 9, 2005, prepared by Barrett Surveying Group (R. Scott Barrett, PLS, TN Registration No. 2473) and according to said plat having the following metes and bounds to wit:

Beginning at a drill hole in concrete (Labeled as P.O.B) located at the intersection of the southern right-of-way of Rev. Dr. Enoch Jones Blvd. (40' total right-of-way) and the eastern right-of-way of 9th Avenue North (50' total right-of-way), thence running along the southern right-of-way of Rev. Dr. Enoch Jones Blvd., N 70°38'26" E 141.30 feet to a drill hole, located at the common corner of lands owned now or formerly by Thelma R. Frazier Family (Deed Book 10739-743) thence running along the common line of said Frazier Family property, S 30°05'12" E 168.24 feet to a 1/2" rebar, located on the northern right-of-way of Jefferson Street (50' total right-of-way) thence running along the northern right-of-way of Jefferson Street, S 71°19'33" W 134.05 feet to a drill hole, located at the intersection of the northern right-of-way of Jefferson Street and the eastern right-of-way of 9th Avenue North (50' total right-of-way) thence running along the eastern right-of-way of 9th Avenue North, N 32°37'09" W 168.18 feet to the point of beginning.

EXHIBIT B
PERMITTED EXCEPTIONS

(a) Taxes and assessments for the year 2006 and subsequent years, a lien not yet due and payable.

(b) Matters on the Plan of record in Chancery Court Book 1, Page 33, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(c) Restrictive Covenants for Phillips-Jackson Street Redevelopment Plan of record in Book 9183, Page 130 and amended in Book 11625, Page 280.