PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUITE 330
BRENTWOOD, TN 37027

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Urban Land Development, LLC 1220 Lavada Place Brentwood, TN 37027	Map 178-0 Part of Parcels 107, 184 and 189	Same
This instrument prepared by: Joseph V. Ferrelli, Attorney at Law 102 Woodmont Boulevard, Suite 200, Nashville, TN 37205		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Delvin Downs Venture, LLC, a Tennessee Limited Liability Company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Urban Land Development, LLC, a Tennessee Limited Liability Company (the "Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"):

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Stormwater Detention Agreement of record in instrument No. 20060406-0039484, said Register's Office.

3. Right-of-Way Deed of record in Book 2739, page 637, said Register's Office.

4. Application for Greenbelt Assessment of record in Book 10415, page 170, said Register's Office.

5. Grantor reserves for himself a temporary easement for ingress and egress over and across the tract herein being conveyed for the purpose of getting access to the grantor's two adjacent tracts. Location of said easement shall be upon the area designated as Local Street A and C, as shown on the Exhibit B attached hereto. Said easement shall terminate upon the recording of the Plat for Delvin Downs Subdivision.

This is unimproved property located at Barnes Road, Nashville, TN.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Davidson County DEEDWARR
Recvd: 09/13/06 09:20 4 pgs
Fees:23.00 Taxes:3385.50
20060913-0113162

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $915,000.00.

Affiant

Subscribed and sworn to before me this 8TH day of September, 2006.

Notary Public

My Commission Expires: 7-19-08

Grantor covenants with the Grantee that Grantor is lawfully seized in fee of the Property, that Grantor has a good right to sell and convey the same and that the Property is free from all encumbrances, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 8TH day of September, 2006.

By:

David S. Luecke

Title: Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Joseph V. Ferrelli, Notary Public, David S. Luecke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Chief Manager of Delvin Downs Venture, LLC and is authorized to execute this instrument on behalf of said Delvin Downs Venture, LLC.

WITNESS my hand, at office, this 8TH day of September, 2006.

Notary Public

My Commission Expires:
7.19.08

EXHIBIT "A"

Real Property on the South side of Barnes Road, in the 31st Council District of Nashville, Davidson County, State of Tennessee.

Commencing at the Point of Beginning at the northwest terminus of Stanford Village Road at an iron rod having Tennessee State Plane Coordinates of North : 615213.10 East: 1764507.88;

Thence with the western boundary of Stanford Village subdivision South 06 degrees 29 minutes 02 seconds West for a distance of 187.64 feet to a point;

thence with a new line North 74 degrees 22 minutes 27 seconds West for a distance of 176.25 feet;

thence North 69 degrees 19 minutes 49 seconds West for a distance of 156.95 feet;

thence North 07 degrees 52 minutes 20 seconds East for a distance of 47.30 feet;

thence North 06 degrees 28 minutes 03 seconds East for a distance of 143.69 feet;

thence North 06 degrees 28 minutes 03 seconds East for a distance of 34.75 feet;

thence North 00 degrees 10 minutes 26 seconds West for a distance of 56.15 feet;

thence North 03 degrees 27 minutes 50 seconds West for a distance of 50.00 feet;

to the beginning of a horizontal curve, the radius point of which bears North 03 degrees 27 minutes 50 seconds West, and 225.00 feet, thence along said curve through a central angle of 02 degrees 08 minutes 40 seconds for 8.42 feet;

thence North 13 degrees 55 minutes 15 seconds West for a distance of 133.34 feet;

thence North 83 degrees 01 minutes 29 seconds West for a distance of 42.91 feet;

thence North 82 degrees 46 minutes 54 seconds West for a distance of 85.32 feet to a point in the common line with Linda Whittaker as of record in Book 10507 Page 691 RODCT;

thence with said common line North 07 degrees 12 minutes 46 seconds East for a distance of 1083.17 feet to an iron rod in the southern margin of Barnes Road;

thence with the said margin South 79 degrees 04 minutes 55 seconds East for a distance of 31.23 feet to an iron rod;
thence continuing with said margin South 77 degrees 33 minutes 48 seconds East for a distance of 220.13 feet to an iron rod;

thence continuing with said margin South 77 degrees 33 minutes 48 seconds East for a distance of 140.42 feet;

to the beginning of a horizontal curve, the radius point of which bears South 14 degrees 55inutes 54 seconds West, and 268.33 feet, thence along said curve through a central angle of 24 degrees 25 minutes 02 seconds for 114.35 feet to an iron rod;

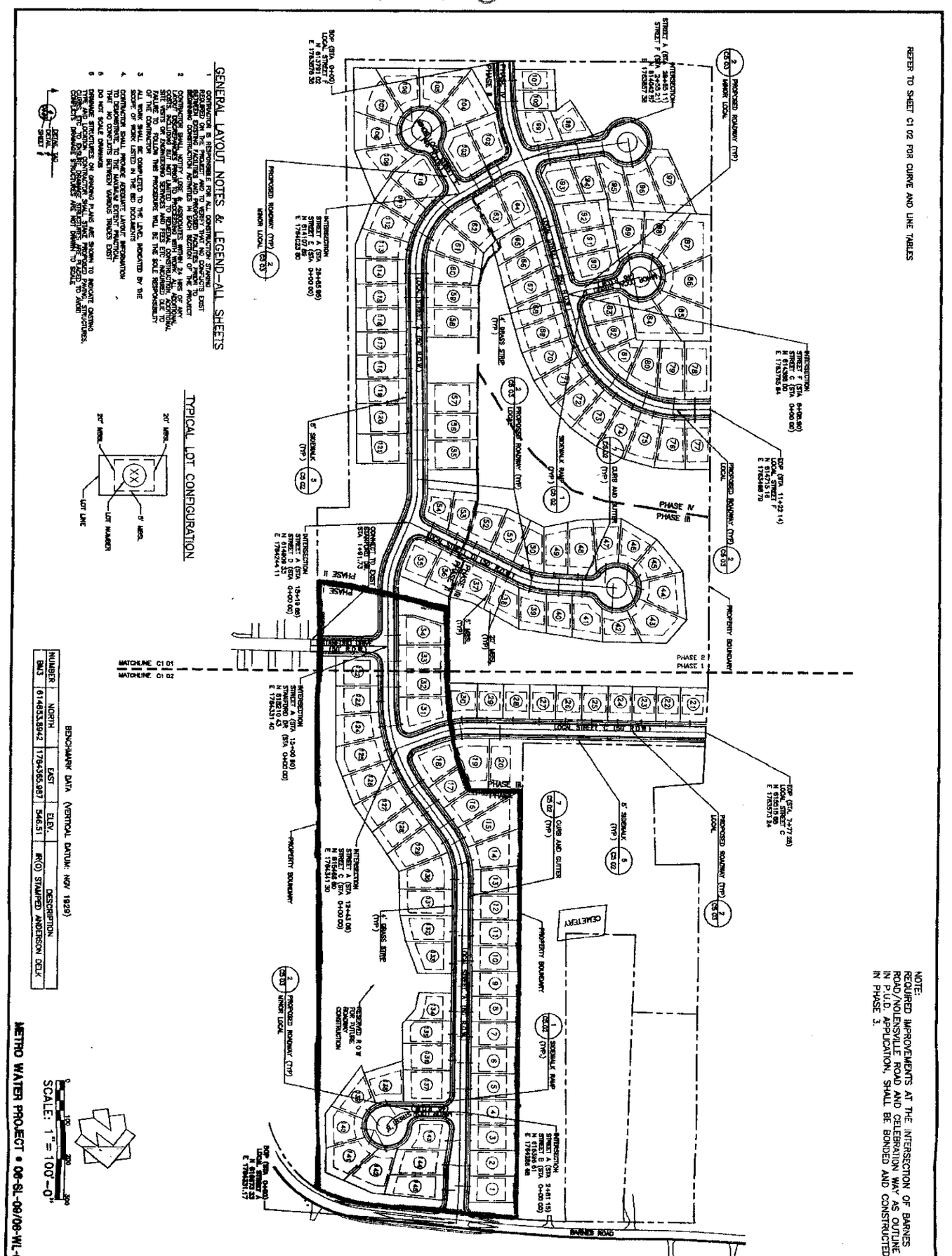
thence with the common line with George W. Wair as of record in Book 999 Page 267 South 6 degrees 38 minutes 07 seconds West for a distance of 1183.65 feet to an iron rod;
thence South 6 degrees 26 minutes 53 seconds West for a distance of 157.23 feet;
to the Point of Beginning of Phase 1 Delvin Downs, containing 695880.6 square feet OR 15.975 acres more or less.

Being a portion of the property conveyed to Delvin Downs Venture, LLC by deeds from:

Myles B. Owens, etux as of record in Instrument 20050804-0091716 RODCT

Clyde H. Delvin III and wife Cynthia A. Delvin as of record in Instrument 20050816-009687 RODCT and 20050816-0096816 RODCT.

EXHIBIT B



DELVIN DOWNS SUBDIVISION

PREPARED FOR PILCHER PROPERTIES

NASHVILLE TENNESSEE

OVERALL SITE LAYOUT PLAN

C1.00