This instrument prepared by:
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Davidson County DEEDWARR
Recvd: 09/22/06 09:57 3 pgs
Fees:18.00 Taxes:4070.00
20060922-0117603

First American File No.: **NCS-242320-CC**

LIMITIED WARRANTY DEED

THIS INDENTURE, made and entered into this 13 day of September, by and between **JP Morgan Chase Bank, f/k/a The Chase Manhattan Bank, in its Capacity as Trustee for the Registered Certificate Holders of Solomon Brothers Mortgage Securities VII, Inc., Commercial Mortgage Pass-Through Certificates Series 1999-CI,** party of the first part, and **Leon Zektser and Jessica L. Zektser**, husband and wife, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND LYING AND BEING IN DAVIDSON COUNTY, TENNESSEE AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A SET I.P. ON THE WEST LINE OF 28TH AVENUE (100 FEET WIDE), SAID POINT BEING 228.36 FEET SOUTH OF THE SOUTH LINE OF CLARKSVILLE PIKE, THENCE; ALONG THE WEST LINE OF SAID 28TH AVENUE, SOUTH 34 DEGREES, 06 MINUTES, 00 SECONDS WEST, A DISTANCE OF 3.71 FEET TO A POINT OF CURVATURE, THENCE; ALONG THE WEST LINE OF SAID 28TH AVENUE AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 476.74 FEET, AN ARC LENGTH OF 48.55 FEET, A DELTA ANGLE OF 95 DEGREES, 50 MINUTES, 06 SECONDS, A CHORD LENGTH OF 48.53 FEET, A CHORD BEARING OF SOUTH 31 DEGREES, 10 MINUTES, 57 SECONDS WEST, AND A TANGENT LENGTH OF 24.30 FEET TO A POINT, THENCE; NORTH 77 DEGREES, 03 MINUTES, 00 SECONDS WEST, A DISTANCE OF 795.39 FEET TO A POINT, THENCE; NORTH 34 DEGREES, 10 MINUTES, 00 SECONDS EAST, A DISTANCE OF 393.20 FEET TO A FOUND IRON PIN, THENCE; SOUTH 55 DEGREES, 50 MINUTES, 00 SECONDS EAST, A DISTANCE OF 550.00 FEET TO A FOUND IRON PIN, THENCE; SOUTH 34 DEGREES, 08 MINUTES, 04 SECONDS WEST, A DISTANCE OF 126.50 FEET TO A POINT, THENCE; SOUTH 77 DEGREES, 03 MINUTES, 25 SECONDS EAST, A DISTANCE OF 202.67 FEET TO A PONIT, SAID POINT BEING THE POINT OF BEGINNING OF SAID PARCEL CONTAINING 167,645 SQUARE FEET OF 3.8486 ACRES OF LAND.

BEING THE SAME PROPERTY CONVEYED TO JP MORGAN CHASE BANK, F/K/A THE CHASE MANHATTAN BANK, IN ITS CAPACITY AS TRUSTEE FOR THE REGISTERED CERTIFICATE HOLDERS OF SOLOMON BROTHERS MORTGAGE SECURITIES VII, INC., COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES SERIES 1999-CI BY SUBSTITUTE TRUSTEE'S DEED OF RECORD IN INSTRUMENT NO. 20060313-0028794, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to:
1) Taxes which have been assumed by party of the second part; 2) All restrictions and matters of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **81-2-175.00**
xx Improve OR
Unimproved property located at: **2027 28th Avenue, Nashville, Tennessee**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby warrant and forever defend the title to the aforedescribed real estate subject to the matters set forth herein, against the lawful claims of all persons arising by, though or under the party of the fist part, but not otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

JP Morgan Chase Bank, f/k/a The Chase Manhattan Bank,
in its Capacity as Trustee for the Registered Certificate
Holders of Solomon Brothers Mortgage Securities VII, Inc.,
Commercial Mortgage Pass- Through Certificates Series 1999-CI.

By: Capmark Finance Inc., in its capacity
as authorized agent

By: David Weiss
Name: David Weiss
Title: VP

STATE OF CALIFORNIA)
)
County of SAN FRANCISCO)

On SEPTEMBER 13, 2006 before me, MARK ADAM WEINBERG, Notary Public, personally appeared DAVID WEISS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledge to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(s), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____ (Seal)

MARK ADAM WEINBERG
Commission # 1668218
Notary Public - California
San Francisco County
My Comm. Expires May 19, 2010

****

Owner's Name: **Leon and Jessica L.** Zektser

and Address: **5977 Sky Farm**
Castro Valley, Ca 94552

Mail tax bills to (Person or Agency responsible for payment of taxes)
Address above

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$1,100,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF CALIFORNIA)
)
County of Alameda)

On 9/18/06 before me, Jack C. Wilson Notary Public, personally appeared Leon Zektser & Jessica L. Zektser, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledge to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____ (Seal)

JACK C. WILSON
COMM. # 1432417
NOTARY PUBLIC-CALIFORNIA
CONTRA COSTA COUNTY
COMM. EXP. JULY 26, 2007

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