This Instrument Was Prepared By:
Jack F. King, Jr., Esq.
Miller & Martin PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 09/29/06 14:34 12 pg
Fees:63.00 Taxes:2960.00
20060929-0120894

Address New Owner(s):	Send Tax Bills to	Tax Information:
70 South Associates, LLC 700 Craighead, Suite 305 Nashville, TN 37204	New Owner	Map: 109 Parcel: 9.00

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 considerations, the receipt of which is hereby acknowledged, LAURA LEE, JAMES LEE AND GRIZELDRA STROUD, SOLE HEIRS-AT-LAW OF CLARENCE RICHMOND LEE, as shown on the Affidavit of Heirship recorded as Instrument No. 20060912-0113044, Register's Office for Davidson County, Tennessee, and MARY P. HARBOUR, IZORA HURD, LEITHELIA FRIERSON, ALFRED LEE, GABRIELLE LEE, JAMES LEE AND GRIZELDRA STROUD, SOLE HEIRS-AT-LAW OF LORA LEE BIBBS, as shown on the Amended Affidavit of Heirship recorded as Instrument No. 20060912-0113045, Register's Office for Davidson County, Tennessee ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to 70 SOUTH ASSOCIATES, LLC, ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved land located on Bell Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 28th day of September, 2006.

Laura Lee

LAURA LEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, LAURA LEE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2006.



Jean P. Shearer

Notary Public

My Commission Expires: 1-23-2010

JAMES LEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JAMES LEE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2006.



Jean P. Shearer
Notary Public
My Commission Expires: 1-23-2010

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Grizeldra Stroud by Leithelia Frierson Atty in fact
GRIZELDRA STROUD, by Leithelia Frierson, as her Attorney-in-Fact, pursuant to the Power of Attorney recorded in Instrument No. 20060303-0025266, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jean P. Shearer, a Notary Public in and for said County and State, Leithelia Frierson, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of GRIZELDRA STROUD, as Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said Grizeldra Stroud.

Witness my hand, at office, this 28th day of September, 2006.

JEAN P. SHEARER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

Jean P. Shearer
Notary Public
My Commission Expires: 1-23-2010

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Izora Hurd by Leithelia Frierson Atty in fact

IZORA HURD, by Leithelia Frierson, as her Attorney-in-Fact, pursuant to the Power of Attorney recorded in Instrument No. 20060303-0025263, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jean P. Shearer, a Notary Public in and for said County and State, Leithelia Frierson, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of IZORA HURD, as Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said Izora Hurd.

Witness my hand, at office, this 28th day of September, 2006.

JEAN P. SHEARER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

Jean P. Shearer
Notary Public
My Commission Expires: 1-23-2010

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Leithelia Frierson
LEITHELIA FRIERSON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, LEITHELIA FRIERSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2006.

JEAN P. SHEARER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

Jean P. Shearer
Notary Public
My Commission Expires: 1-23-2010

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Alfred Lee by Leithelia Frierson Atty-in-Fact

ALFRED LEE, by Leithelia Frierson, as her Attorney-in-Fact, pursuant to the Power of Attorney recorded in Instrument No. 20060303-0025265, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jean P. Shearer, a Notary Public in and for said County and State, Leithelia Frierson, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of ALFRED LEE, as Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said Alfred Lee.

Witness my hand, at office, this 28th day of September, 2006.

JEAN P. SHEARER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

Jean P. Shearer
Notary Public
My Commission Expires: 1-23-2010

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Gabrielle Lee by Leithelia Frierson Atty in fact

GABRIELLE LEE, by Leithelia Frierson, as her Attorney-in-Fact, pursuant to the Power of Attorney recorded in Instrument No. 20060303-0025264, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jean P. Shearer, a Notary Public in and for said County and State, Leithelia Frierson, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of GABRIELLE LEE, as Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said GABRIELLE LEE.

Witness my hand, at office, this 28th day of September, 2006.

JEAN P. SHEARER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

Jean P. Shearer
Notary Public
My Commission Expires: 1-23-2010

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Mary P. Harbour by Sandra S. Jackson P.O.A.

MARY P. HARBOUR, by Sandra S. Jackson, as her Attorney-in-Fact, pursuant to the Power of Attorney recorded in Instrument No. 200600922-0117813, Register's Office for Davidson County, Tennessee.

STATE OF ~~TENNESSEE~~ WASHINGTON)
COUNTY OF KING)

Personally appeared before me, Michael C Oh, a Notary Public in and for said County and State, Sandra S. Jackson, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of MARY P. HARBOUR, as Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said Mary P. Harbour.

Witness my hand, at office, this 27 day of Sept, 2006.

Notary Public
State of Washington
MICHAEL C. OH
MY COMMISSION EXPIRES
July 9, 2008

Notary Public
My Commission Expires: July 9 2008

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $800,000.00 .

Affiant

Subscribed and sworn to before me,
this 28th day of September, 2006.

Jean P. Shearer
Notary Public
My Commission Expires: 1-23-2010

JEAN P. SHEARER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

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PROPERTY DESCRIPTION

Land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey made by Barge, Waggoner and Sumner, Engineers, dated January 6, 1971, as follows:

Beginning at an iron pin in the east margin of Pleasant Hill Road, said point being 635.37 feet south of the south line of the U. S. Government property; thence South 81 degrees 01' 11" East, 1,295.87 feet to a point; thence, South 8 degrees 22' 40" West 571.76 feet to a point; thence North 79 degrees 44' 13" West 759.79 feet to a point; thence North 81 degrees 34' 50" West 535.71 feet to a point in the east margin of Pleasant Hill Road; thence northerly 560 feet along the east margin of Pleasant Hill Road to the point of beginning and containing 16.68 acres, more or less.

Being the same property conveyed to Lora Lee and Clarence Richmond Lee by deed from Raymond L. Barrett of record in Book 4537, page 269, Register's Office for Davidson County, Tennessee. The said Lora Lee (Bibbs) having since died intestate, her interest in the property is now vested to Mary P. Barbour, Izora Hurd, Leithelia Frierson, Alfred Lee, Gabrielle Lee, James Lee and Grizeldra Stroud by Amended Affidavit of Heirship of record in Instrument No. 20060912-0113045, said Register's Office. Clarence Richmond Lee also having since died intestate, his interest in the property is now vested to Laura Lee, James Lee and Grizeldra Stroud by Affidavit of Heirship of record in Instrument No. 20060912-0113044, said Register's Office. The property has since been sold for delinquent taxes in Metropolitan Government vs. Delinquent Taxpayers, Chancery Court for Davidson County, Tennessee, No. 05-660-II, Control No. 0993-4400, with the title being vested in the purchaser at the tax sale, Rosetree Trust, by decree of record in Instrument No. 20060125-0009486, said Register's Office. The property has since been redeemed with title divesting out of Rosetree Trust and vested into Lora Lee and Clarence Richmond Lee by Decree for Redemption of record in Instrument No. 20060824-0104827, said Register's Office.

EXHIBIT A

PERMITTED EXCEPTIONS

1. Taxes for 2006 a lien not yet due and payable.

EXHIBIT B