This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, North, Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:
LLLLC General Partnership
1200 5th Avenue, North
Suite 104
Nashville, TN 37208

SEND TAX BILL:
New Owner

MAP AND PARCEL:
MAP 82-13
PARCELS 300 AND 318

Davidson County DEEDWARR
Recvd: 11/28/06 07:54 5 pgs
Fees:28.00 Taxes:2146.00
20061128-0146350

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Angelo Formosa Family Partnership, a Tennessee general partnership** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **LLLLC GENERAL PARTNERSHIP, a Tennessee general partnership** ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

All that tract or parcel of land described in Exhibit "A".

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

This is unimproved property known as 304 Jefferson Street and 1106-4th Avenue, North, Nashville, TN 37208.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever; and Grantor, does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims by and through the Grantor, but not further. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 27th day of November, 2006.

Angelo Formosa Family Partnership,
a Tennessee general partnership

By:_____
Angelo M. Formosa, III, Class A Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Angelo M. Formosa, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole Class A Partner of Angelo Formosa Family Partnership, a Tennessee General Partnership, the within named bargainor, and that he as such Class A Partner executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as such Class A Partner.

Witness my hand and official seal this 27th day of November, 2006.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $580,000.00.

AFFIANT

Subscribed and sworn to before me
this 27th day of November, 2006.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.

EXHIBIT "A"

(Map 82-13, Parcel 318/304 Jefferson Street):

Land in Davidson County, Tennessee, being parts of Lots Nos. 1 and 2 on the Plan of D. T. McGavock's First Addition to Nashville, of record in Book 10, pages 606 to 609, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Jefferson Street, at a point 75 feet westerly from the westerly margin of Third Avenue North, being the southwest corner of a part of said Lot No. 1 owned by Newt Cannon, Jr.; thence with the northerly margin of said street, as widened, westerly 102 feet 4 inches, more or less, to the easterly margin of an alley; thence with the easterly margin of said alley, Northerly 100 feet; thence Easterly, parallel with said street, 102 feet 4 inches, more or less, to the northwest corner of said New Cannon lot; thence with the westerly line of said Cannon lot, Southerly 100 feet to the beginning.

INCLUDED in the above described property but EXCLUDED THEREFROM is that tract described as follows:

Beginning at the point of intersection of the existing northwest margin of Jefferson Street and the west boundary of the E. N. Hester property; thence with said existing margin, Southwesterly 103 feet, more or less, to a point; thence with the west boundary of this property, also being the existing east margin of an alley, North 27 degrees 03 minutes 20 seconds West, 48.79 feet to a point; thence with the proposed north margin of Jefferson Street, North 73 degrees 15 minutes 04 seconds East, 104.01 feet to a point; thence with the west boundary of said Hester property , South 27 degrees 03 minutes 20 seconds East, 24.12 feet to the point of beginning, and containing 3,730 square feet.

Being the same property conveyed to Angelo Formosa Family Limited Partnership, a Tennessee Limited Partnership, by Quitclaim Deed from Angelo Formosa, Jr. and wife, Carolyn Formosa, of record in Book 9557, page 740, Register's Office for Davidson County, Tennessee.

(Map 82-13, Parcel 300/1106 Fourth Avenue):

Tract 1: Land in Davidson County, Tennessee, being the northerly 1/2 of Lot No. 42 on the Plan of D. T. McGavock's First Addition as of record in Book 10, page 606, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 42 fronts 44.5 feet on the easterly margin of 4th Avenue North (formerly Cherry Street), and runs back between parallel lines 175 feet, more or less, to an alley in the rear.

Being the same property conveyed to Angelo Formosa Family Partnership, a Tennessee general partnership, by deed from Salley M. Lyons, of record in Instrument No. 20001127-0116318, Register's Office for Davidson County, Tennessee.

Tract 2: Land in Davidson County, Tennessee, being the south one-half of Lot No. 42, Dr. David T. McGavock's Plan, according to plat and survey of record in Book 10, pages 606-609, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Angelo Formosa Family Limited Partnership, by deed from Ronald Natale, unmarried, of record in Book 10739, page 781, Register's Office for Davidson County, Tennessee.

Tract 3: Tract 3 is comprised of three portions of land described as follows:

Portion 1: Being parts of Lots numbers 43 and 44 on the Plan of D. T. McGavock's Addition to Nashville, as of record in Book 10, pages 606-609, Register's Office for said County, described according to copy of survey thereof made by Z. J. Wilkinson, Surveyor, November 30, 1950, as follows:

Beginning at a cross cut on the sidewalk in the north margin of Jefferson Street, 62.5 feet east of the easterly margin of Fourth Avenue North, formerly Cherry Street, being the southeast corner of the property conveyed to Chaffin by deed of record in Book 1877, page 215, said Register's Office; thence along Chaffin's east line north 30 deg. 30' west 117.3 feet to the south line of the property of Matt Brisbo; thence along Brisbo's South line and along the south line of the property

conveyed to Bauman by deed of record in Book 1044, page 534, said Register's Office, north 59 deg. east 116.7 feet to the westerly margin of an alley; thence with the margin of said alley, south 31 deg. east 138.4 feet to an iron pin in the north margin of Jefferson Street; thence with the margin of the same, south 69 deg. 16' west 118.7 feet o the point of beginning.

Portion 2: Being part of Lot No. 44 on the Plan of D. T. McGavock's First Addition, as of record in Book 10, page 606-609, Register's Office for said County, described according to survey made by S. R. Sanford, Jr., Surveyor, October 29, 1945, as follows:

Beginning at the northeast corner of Jefferson Street and 4th Avenue North, formerly Cherry Street; thence with the northerly margin of Jefferson Street; eastwardly 62 feet 6 inches to a cut in walk; thence northwardly with an old fence, 48 feet to a stake; thence westwardly 62 feet 6 inches to a cut in walk on the easterly margin of 4th Avenue North; thence with said Avenue southwardly 48 feet to the beginning.

Portion 3: Being part of Lot No. 44 on the Plan of D. T. McGavock's First Addition as of record in Book 10, pages 606-609, Register's Office for said County, described according to a survey made by S. R. Sanford, Jr., October 29, 1945, as follows:

INCLUDED in the above described property but EXCLUDED THEREFROM is any property conveyed from Grantor to any government agency for purposes of widening the roadway.

Being the same property conveyed to Angelo Formosa Family Limited Partnership, a Tennessee Limited Partnership, by Quitclaim Deed from Angelo M. Formosa, Jr. and wife, Carolyn Formosa, of record in Book 9557, page 736, Register's Office for Davidson County, Tennessee.

Tract 4: Tract 4 is comprised of two portions of land described as follows:

Portion 1: Being part of Lot No. 43 on the Plan of D. T. McGavock's First Addition to Nashville, of record in Book 10, pages 606-609, Register's Office for said County, described as follows:

Beginning on the westerly margin of the first alley east of 4th Avenue North, at the dividing line between Lots Nos. 42 and 43; thence with said line westwardly 53 feet 9", more or less, to the northeast corner of the property conveyed to Matt Brisbo, by deed of record in Book 602, page 241, said Register's Office thence with his easterly line, southwardly 75 feet to his southeast corner; thence eastwardly 53 feet 9", more or less, to the westerly margin of the aforesaid alley; thence with same, northwardly 75 feet to the beginning.

Portion 2: Being the northerly 75 feet of Lot 44 and the northerly 75 feet of the westerly part of Lot No. 43 on the Plan of D. T. McGavock's First Addition to Nashville, as of record in Book 10, pages 606-609, Register's Office for said County, described as follows:

Beginning on the easterly margin of 4th Avenue North 106 1/2 feet northerly from the northerly margin of Jefferson Street; thence with the easterly margin of said Avenue, northerly 75 feet to the southwest corner of Lot No. 42; thence with the southerly line of said Lot No. 42, easterly 125 feet; thence at right angles, southerly 75 feet; thence westerly 125 feet to the beginning.

Being the same property conveyed to Angelo Formosa Family Limited Partnership, by deed from Sheila Gaile Scott McAndrew and Ronald Wayne Scott of record in Book 10731, page 784, Register's Office for Davidson County, Tennessee.

The said Angelo Formosa Family Limited Partnership, a Tennessee Limited Partnership, having since merged with and into Angelo Formosa Family Partnership, a Tennessee general partnership, as evidenced by Articles of Merger of record in Instrument No. 199912280307484, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Present and future zoning laws, ordinances, resolutions, orders and regulations of all municipal, county, state or federal governments having jurisdiction over the Property and the use of improvements thereon.

2. The lien of any unpaid real estate taxes, water charges and sewer rents for the fiscal year(s) or other applicable period in which the settlement occurs.

3. All matters shown on the Plan of record in Plat Book 10, pages 606 through 609, Register's Office for Davidson County, Tennessee.

4. Covenants and restrictions recorded in Book 9183, page 130, as amended in Book 11625, page 280, Register's Office for Davidson, Tennessee, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

5. Leases and the rights of tenants in possession.

6. Any other matters of record.