Davidson County DEEDWARR
Recvd: 12/06/06 08:14 4 pgs
Fees:23.00 Taxes:1942.50
20061206-0150382

BOX# 14A
G# 20274-6

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Home Builders Assn. of Tennessee Suite 200 213 Fifth Avenue North Nashville, TN 37219	"New Owner"	Map 93-6-1 Part of Parcel 039

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, TENNESSEE ROAD BUILDERS ASSOCIATION, a Tennessee non-profit corporation, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto HOME BUILDERS ASSOCIATION OF TENNESSEE, a Tennessee non-profit corporation, hereinafter called the "Grantee", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

LAND in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 2, together with "Unit 2 Storage Area" of the 213 Fifth Avenue Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws for 213 Fifth Avenue Condominium, of record as Instrument No. 20061121-0144675, rerecorded as Instrument No. 20061121-0144675, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of 213 Fifth Avenue Condominiums, as set out on Exhibit "A-2" to the Master Deed, of recorded as set out above for a more complete identification and description of such Unit and Storage Area.

BEING part of the same property conveyed to Tennessee Road Builders Association, a Tennessee not-for-profit corporation by deed from Thomas W. Schlater, William H. Lassiter, Jr., Clark H. Tidwell, Robert L. Trentham, William R. Weakley, Robert C. Taylor, Jr., Vernon S. Taylor, Harrison H. Taylor and Douglas R. Taylor, successors

in interest to the 213 Fifth Avenue North Associates, a Tennessee general partnership of record in Book 11498, page 125, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as 213 Fifth Avenue North, Suite 200, Nashville, TN 37219.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the undersigned Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, this instrument has been executed this 1st day of December, 2006.

TENNESSEE ROAD BUILDERS ASSOCIATION
a Tennessee non-profit corporation

By: Kent D. Starwalt Ex. Vice Pres.
Kent D. Starwalt, Executive Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kent D. Starwalt, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Executive Vice President of Tennessee Road Builders Association, a Tennessee non-profit corporation, the within named bargainor, and that he as such Executive Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Executive Vice President.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of December, 2006.

Notary Public
My Commission Expires: 3/22/09

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

Subscribed and sworn to before me this
1st day of December, 2006.

Notary Public
My commission expires: 3/22/09

JOHN T. COOK
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

WD1.500

Exhibit "A"
Permitted Exceptions

(a) Taxes for the year 2007 and subsequent years, a lien not yet due and payable. Taxes for 2006 have been paid and prorated between the parties.

(b) Subject to all notes and matters shown on the Plat of record in Book 4460, page 162, Register's Office for Davidson County, Tennessee.

(c) Matters of the Plan of record in Instrument Number 20061121-0144675, and re-recorded in Instrument No. 20061128-0146927, said Register's Office.

(d) Cross Easement Agreement in Book 8511, Page 703, said Register's Office.

(e) Master Deed and Bylaws of 213 Fifth Avenue Condominiums of record in Instrument No. 20061121-0144675, and re-recorded in Instrument No. 20061128-0146927, said Register's Office.

(f) Charter of 213 Fifth Avenue Condominium Association, Inc. in Instrument No. 20061121-0144674, said Register's Office.