(1)

Davidson County DEEDWARR
Recvd: 01/08/07 12:22 2 pgs
Fees:13.00 Taxes:1110.00

20070108-0003057

SPECIAL WARRANTY DEED

G-NE-06-0204

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF December, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JIM R. VANDERPOOL
MY COMMISSION EXPIRES
NOTARY PUBLIC AT LARGE
MAY 14, 2008
WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven J. Packer	Steven J. Packer (NAME)	
2600 Hillsboro Pike #204 (ADDRESS)	5 Huckleberry Court (ADDRESS)	117-3-H-204.00 CO
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Monterey CA 93940 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we NASHVILLE ENCLAVE, L.P., A TEXAS LIMITED PARTNERSHIP (F/K/A NASHVILLE ENCLAVE APARTMENTS, L.P., A TEXAS LIMITED PARTNERSHIP), hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto STEVEN J. PACKER, A MARRIED MAN, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Unit 204, on the Plan of THE ENCLAVE AT HILLSBORO VILLAGE Condominiums, as established under Master Deed of record in Instrument 20051005-0119789 as amended in Instrument 20060210-0016562, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed by Special Warranty Deed from Forrest Hills, LLC, a Tennessee limited liability company to Nashville Enclave Apartments, L.P., a Texas limited partnership as recorded on the 15th day of March, 2004 in Instrument No. 20040315-0029461 and Quitclaim Deed from Forrest Hills, LLC, a Tennessee limited liability company to Nashville Enclave Apartments, L.P., a Texas limited partnership as recorded on the 15th day of March, 2004 in Instrument No. 20040315-0029462, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: (i) all ad valorem taxes assessed against Unit 204 for 2006, and (ii) all matters shown on Exhibit "A" annexed to this Deed.

unimproved ( )
This is improved (X) property, known as 2600 Hillsboro Pike #204, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 15th day of December, 2006.

Nashville Enclave, L.P., a Texas limited partnership (f/k/a Nashville Enclave Apartments, L.P., a Texas limited partnership)

BY: Bomsada Nashville, LLC, a Texas limited liability company

Its: General Partner

By: _____
John L. Gilbert, Manager

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John L. Gilbert,with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she is the Manager of Bomsada Nashville, LLC, a Texas limited liability company, in its capacity as the general partner of Nashville Enclave, L.P., a Texas limited partnership (f/k/a Nashville Enclave Apartments, L.P., a Texas Limited Partnership) the maker, that he/she is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he/she executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal
on this the 15 day of _____ 2006.

_____
NOTARY PUBLIC

My Commission Expires: _____

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22, 2008

RETURN TO:

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903