PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 01/22/07 10:45 4 pgs
Fees:23.00 Taxes:3422.50
20070122-0008297

SPECIAL WARRANTY DEED

This instrument was prepared by Perrone & Young, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027 (PRY)

Address New Owner	Send Tax Bills To:	Map/Parcel
George Tsiolis & Panagiotis Patsavos 14441 S.W. 17th Street Davie, Florida 33325	Same	Map 42-16 Parcel 104

State of Tennessee)
County of Williamson)

The actual consideration or value for this transfer, whichever is greater, is $925,000.00.

Affiant

Sworn to and subscribed before me this 19th day of January 2007.

My commission expires: 1-26-08

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter name, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Landhaus, L.P.** (the "Grantor"), a Tennessee limited partnership, has this day bargained and sold and does hereby transfer and convey unto the said **George Tsiolis** and **Panagiotis Patsavos,** as joint tenants in common, each with a fifty percent (50%) ownership interest, (the "Grantees"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** hereto which is incorporated herein.

THIS IS IMPROVED PROPERTY KNOWN AS: 120 Gallatin Road, Madison, Davidson County, Tennessee.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns, and representatives to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

Witness its hand this 19th day of January 2007.

GRANTOR: LANDHAUS, L.P., a Tennessee limited partnership

By: _____
H. S. Graf zu Münster, General Partner,
by Patricia R. Young, attorney-in-fact,
pursuant to Power of Attorney

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a notary public in and for said state and county, the within named **Patricia R. Young**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, after being duly sworn, acknowledged herself to be the duly authorized attorney-in-fact for Dr. H. S. Graf zu Münster, the general partner of Landhaus, L.P., a Tennessee limited partnership, having full authority to execute this instrument and to appoint an attorney-in-fact, and that she executed this instrument on behalf of Landhaus, L.P., for the purpose therein contained, by personally signing the name of Dr. H. S. Graf zu Münster, General Partner of the limited partnership by herself as attorney-in-fact.

Witness my hand and seal, at office in Brentwood, Tennessee, 19th day of January 2007.

_____
NOTARY PUBLIC

My Commission Expires:
1.26.08

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

[Legal Description]

LAND LOCATED IN THE 4TH COUNCILMANIC DISTRICT OF NASHVILLE, (MADISON) DAVIDSON COUNTY, TENNESSEE ON THE WESTERLY MARGIN OF GALLATIN PIKE, 128.58 FEET SOUTH OF THE RIGHT-OF-WAY RETURN OF OLD HICKORY BOULEVARD SAID LAND BEING DESCRIBED ACCORDING TO AN ALTA / ASCM LAND TITLE SURVEY DATED 12-1-06 BY CAMPBELL, MCRAE & ASSOCIATES SURVEYING, INC (JOHN HOOD TN. R.L.S.#1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) IN THE WESTERLY MARGIN OF GALLATIN PIKE (92 FOOT WIDE R.O.W.), SAID ROD BEING THE SOUTHEAST CORNER OF TRACT IV OF THE DAISYE S. RAMSAY LAND (BOOK 4912, PAGE 188 R.O.D.C., TN.) LOCATED 128.58 FEET SOUTH OF THE R.O.W. RETURN OF OLD HICKORY BOULEVARD; THENCE WITH SAID WESTERLY MARGIN S 01°14'53" W 149.81 FEET TO AN IRON ROD (NEW) AT A CORNER TO THE KROGER L.P. LAND (INSTRUMENT# 20041130-0142406 R.O.D.C., TN.) FURTHER DESCRIBED AS LOT 1, REVISION OF THE KROGER-SUPER X SHOPPING CENTER PROPERTY - MADISON, TENNESSEE (BOOK 5800, PAGE 373 R.O.D.C., TN.); THENCE WITH SAID KROGER L.P. LAND N 87°49'41" W 139.74 FEET TO AN IRON ROD (OLD); THENCE N 01°12'42" E 129.85 FEET TO AN IRON ROD (OLD) AT SAID RAMSAY'S SOUTHWEST CORNER; THENCE WITH SAID RAMSAY N 84°01'52" E 140.92 FEET TO THE POINT OF BEGINNING CONTAINING 19543 SQ. FT. OR 0.45 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO LANDHAUS, L.P., A TENNESSEE LIMITED PARTNERSHIP, BY DEED FROM MID-TENN REALTY ASSOCIATES, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN BOOK 9670, PAGE 726, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

[Permitted Exceptions]

1. Taxes for the year 2006, 2007 and subsequent years, not yet due and payable. Payment thereof expressly assumed by the Grantee. Map 42-16, Parcel 104

2. Easement to southern Bell Telephone & Telegraph Company of record in Book 924, page 414, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3339, page 402, Register's Office for Davidson County, Tennessee.

4. All matters shown on the plan of record in Book 5800, page 373, said Register's Office (Easement Tract).

5. Grant of Gas Service Line Easement of record in Book 5959, page 679, Register's Office for Davidson County, Tennessee (Easement Tract).

6. Non-exclusive easement rights of Third National Bank, or its successors or assigns, in property subject to insured easement created in Cross Easement Agreement of record in Book 5860, page 961, Register's Office for Davidson County, Tennessee (Easement Tract).

7. Agreement of Restrictions and Grant of Easements of record in Book 8312, page 615, Register's Office for Davidson County, Tennessee.

8. Terms and provisions of the Lease dated May 12, 1995 between Landhaus, L.P., as Landlord, and Blockbuster of Tennessee, Ltd., d/b/a Blockbuster Video, as Tenant, for approximately 6,772 square feet at 120 Gallatin Road, Nashville, Tennessee, as amended by that certain First Amendment to Lease dated April 11, 2005, commencing June 1, 2005 and expiring May 31, 2010, both not of record.

9. Any rights, easements, interests or claims which may exist by reason of or reflected by any matters shown on the survey prepared by Campbell, McRae and Associates Surveying, Inc., R.L.S. #1838, dated December 1, 2006, Order No. 294-21-6, including but not limited to:

   A. encroachment of concrete entrance for Parcel 106 over line; and
   B. encroachment of attached concrete walk and steps onto adjacent property.