Box 36

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF JANUARY, 2007.

NOTARY PUBLIC

My commission expires:

SEAL

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 01/24/07 14:08 3 pgs
Fees:18.00 Taxes:1887.00

20070124-0009942

THIS INSTRUMENT WAS PREPARED BY:
«Jeremy H. Cherry, Attorney»
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Lofts on Eighth Venture, Inc. 2617 Grandview Avenue Nashville, TN 37211	SAME	105-14-69

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **2201 EIGHTH AVENUE PARTNERS, LLC,** a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **LOFTS ON EIGHTH VENTURE, INC.,** a Tennessee corporation, hereinafter called **"GRANTEE,"** certain parcels of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR PROPERTY DESCRIPTION

The conveyance of the above-described parcels of land is subject to the following:

1. County and City taxes for the current year, which have been prorated by the parties and assumed by the Grantees.
2. All matters shown on plat of record in Plat Book 57, page 95, in the Register's Office for Davidson County, Tennessee.
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2201 Eighth Avenue South, Nashville, Davidson County, Tennessee,

TO HAVE AND TO HOLD the said parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and 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, 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 said land to the said GRANTEE, its successors and assigns, against

the lawful claims of all persons claiming by or through Grantor, but not further or otherwise. 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 our hands this 15TH day of JANUARY, 2007.

2201 EIGHTH AVENUE PARTNERS, LLC,
a Tennessee limited liability company

BY: [signature]

Its: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JULIA BEASLEY, a Notary Public in and for the County and State aforesaid, personally appeared WILLIAM KNESTRICK, 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 CHIEF MANAGER of 2201 Eighth Avenue Partners, LLC, the within named bargainor, and that he as such CHIEF MANAGER, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15TH day of JANUARY, 2007.

My commission expires:
11-14-09

[signature]
Notary Public

SEAL

JULIA H BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Exp. Nov 14, 2009
DAVIDSON COUNTY, TN

EXHIBIT "A"

Tract 1:

Land in Davidson County, Tennessee, being part of Lot No. 65 on the Plan of the Waverly Land Company's Addition, called Waverly Place, as of record in Book 57, page 95, Register's Office for said County.

Said tract begins at a point on the west side of 8th Avenue South, formerly Spruce Street or Franklin Pike, said point being 100 feet south of the northeast corner of said Lot No. 65; thence in a southerly direction along the west side of the Franklin Pike 50 feet to a point; thence in a westerly direction 196 feet, more or less, to an alley; thence in a northerly direction along the east margin of said alley 50 feet to a point; thence in an easterly direction 195 1/2 feet to the point of beginning. Said tract is the northerly 50 feet, between parallel lines of the southerly 150 feet of said Lot No. 65 as aforesaid.

Tract 2:

Land in Davidson County, Tennessee, being a part of Lot No. 65 on the Plan of the Waverly Land Company's Addition, called Waverly Place, as of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, being City #2203-8th Avenue, South.

Said tract fronts 50 feet on the west side of 8th Avenue, South, formerly Spruce Street, or Franklin Pike, and beginning at a point on the west side of the Franklin Pike 50 feet north of the southeast corner of Lot No. 65; thence northerly along the westerly side of the Franklin Pike 50 feet to a point; thence in a westerly direction 196 feet, more or less, to the easterly margin of an alley, said point being 100 feet north of the southwest corner of Lot #65; thence in a southerly direction along the east margin of said alley to a point 50 feet north of the said southwesterly corner of Lot #65; thence in an easterly direction between parallel lines to the west side of the Franklin Pike to the point of beginning, said point of beginning being 196 feet, more or less; said 50 feet tract is the center 50 feet of the southerly 150 feet of Lot #65 conveyed to Wm. Gupton, by deed of Kate T. Kirkman, a widow, of record in Book 481, page 644, Register's Office for Davidson County, Tennessee, to which reference is made.

Tract 3:

Land in Davidson County Tennessee, being the southerly 50 feet of Lot No. 65 on the Plan of the Waverly Land Company's Addition, called Waverly Place, as of record in Book 57, page 95, Register's Office for said County.

Said southerly 50 feet of Lot No. 65 fronts 50 feet on the westerly side of 8th Avenue, South, formerly Spruce Street or Franklin Pike, and runs back between parallel lines 197.4 feet on the south line and 196 feet, more or less, on the north line to an alley.

Tracts 1, 2 and 3 being the same property conveyed to 2201 Eighth Avenue Partners, LLC, a Tennessee limited liability company, by General Warranty Deed from Kingsland Properties, L.P., a Tennessee limited partnership, of record as Instrument No. 20050826-0102696, Register's Office for Davidson County, Tennessee.