Box 14A

Davidson County DEEDWARR
Recvd: 02/21/07 12:25 3 pg
Fees:18.00 Taxes:4440.00
20070221-0021515

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)45154

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
**$1,200,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
**20th DAY OF FEBRUARY, 2007.**

Notary Public

MY COMMISSION EXPIRES: 3/22/09

**THIS INSTRUMENT WAS PREPARED BY**
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL |
|---|---|---|
| **HILLTOP PARTNERS, G.P.**<br>**P. O. Box 128466**<br>**Nashville, Tennessee 37212** | **SAME** | **104-8-258**<br>**22W 15360** |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **HILLTOP APARTMENTS, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HILLTOP PARTNERS, G.P., a Tennessee general partnership**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS* AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

**SEE ATTACHED LEGAL DESCRIPTION**

**This is improved property known as 1606 18th Avenue, South, Nashville, TN 37212**

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; and we do further covenant and bind ourselves, our heirs* and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs* and assigns, against the lawful claims of all persons whomsoever. 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 its hand this 20th day of February, 2007.

HILLTOP APARTMENTS, LLC

By: _____
CARL MASSARO, CHIEF MANAGER

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared CARL MASSARO, 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 the HILLTOP APARTMENTS, LLC, a ~~corporation~~**, and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Chief Manager. ** limited liability company

WITNESS my hand and official seal at Nashville, Tennessee, on this the 20th day of February, 2007.

_____
NOTARY PUBLIC

My Commission Expires: 5/22/10

ALAN D. MAGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

* Where the term "heirs" is stated, it shall be meant to include "heirs and successors".

** "corporation" is hereby deleted and replaced with "limited liability company"

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NOS. 10 AND 11 IN THE OH SHIELDS SUBDIVISION OF LOTS NOS. 44, 45, 57 AND 69 IN THE O.B. HAYES ROKEBY ADDITION, OF RECORD IN BOOK 161, PAGE 158, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED ACCORDING AN "AS BUILT SURVEY" PREPARED BY VOLUNTEER LAND SURVEYING SERVICES, PHILLIP E. HOLMES, TENNESSEE R.L.S. #1728, JOB NUMBER 06142, DATED FEBRUARY 19, 2007, AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT ON THE SOUTHERLY MARGIN OF 18TH AVENUE SOUTH AND THE NORTHEASTERN CORNER OF THE GROSECLOSE PROPERTY, AS OF RECORD IN BOOK 7245, PAGE 365, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(1) THENCE N70°59'44"E, 110.05 FEET ALONG 18TH AVENUE SOUTH TO AN IRON PIN;
(2) THENCE S20°34'04"E, 157.14 FEET TO A CONCRETE MONUMENT;
(3) THENCE S70°59'49"W, 110.05 FEET TO AN IRON PIN;
(4) THENCE N20°34'04"W, 157.14 FEET TO THE POINT OF BEGINNING, CONTAINING 17,286.95 SQUARE FEET OR 0.39 ACRES

BEING THE SAME PROPERTY CONVEYED TO HILLTOP APARTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM THE VANDERBILT UNIVERSITY, OF RECORD IN INSTRUMENT NO. 20020507-0055853, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

