Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Thomas J. and Brenda Zazzi 1041 Whitehall Drive Franklin, TN 37069	Same	103 14 0 122.00
This instrument prepared by: Boult, Cummings, Conners & Berry (RFW) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged. **BELLE MEADE CENTRE PARTNERS, LLC**, a Tennessee limited liability company (**"Grantor"**) has bargained and sold, and hereby transfers and conveys to **THOMAS J. ZAZZI AND WIFE, BRENDA ZAZZI** (**"Grantees"**), their heirs, successors, and assigns, as tenants by the entireties, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantees, their heirs, successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Metropolitan Government of Nashville and Davidson County real property taxes for the year 2007, a lien, not yet due and payable.

2. All matters shown on the plat of record as Instrument No. 20001128-0116838 and Instrument No. 20020426-0051665.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,941,176.00.

Affiant

Subscribed and sworn to before me this 8TH day of March, 2007.

Notary Public
My Commission Expires: 9/28/07

Davidson County DEEDWARR
Recvd: 03/09/07 15:27 4 pgs
Fees:23.00 Taxes:10882.35
20070309-0029625

1510664 v1
104421-010 03/08/07

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 2750, page 521, and in any allied instruments referred to in said restrictions.

4. Restrictions contained in Book 3908, page 187.

5. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in Book 4030, page 914 and Book 4419, page 306.

6. Agreement of record in Book 4085, page 118.

7. Notice of Ingress, Egress and Parking Rights of record as Instrument No. 2006-1011-0126297.

8. Stormwater Detention Agreement of record as Instrument No. 20050505-0050747.

9. Master Deed establishing 85 White Bridge Road Condominiums recorded simultaneously with this instrument.

Grantor covenants with Grantees that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

This is improved property known as Unit 100 located at 85 White Bridge Road, Nashville, Davidson County, Tennessee.

Executed this 8TH day of March, 2007.

BELLE MEADE CENTRE PARTNERS, LLC, a Tennessee limited liability company

By: Michael L. Gorney
Michael L. Gorney, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Michael L. Gorney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of Belle Meade Centre Partners, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 8th day of March, 2007.

Barbara Lynnins
Notary Public
My Commission Expires: 9/22/07

EXHIBIT "A"

Land in Davidson County, Tennessee, being further described as Unit 100 of 85 White Bridge Road Condominiums established by Master Deed of record as Instrument No. 20070309-0029624 with respect to property described as Lot 2 of the Final Revision of CBS Realty Company Property of record in Instrument No. 20020426-0051665, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Belle Meade Centre Partners, LLC of record as Instrument No. 20040407-0039717, said Register's Office.