File No. 270101434

SPECIAL WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2009~~. 1-30-10

(AFFIX SEAL)

REBECCA L. CAREY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/23/07 11:01 4 pgs
Fees:23.00 Taxes:721.50

20070323-0035231

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Copperstone Village, LLC	Copperstone Village, LLC	072-10-0 116
(NAME) 109 Westpark Drive, Suite 330	(NAME) 109 Westpark Drive, Suite 330	072-10-0-117 072-10-0-119
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	072-10-0-118 072-10-0-154
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Westside Apartments, Limited Partnership, a Tennessee limited partnership, being the same as Westside Apartments, L.P.,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **UNTO Copperstone Village, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, its SUCCESSORS AND/OR ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

This conveyance is subject to: Taxes for the year 2007, a lien, not yet due and payable; Tract 5 has no direct access to a dedicated right of way, and exact amount of acreage in property conveyed.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 1120 Litton Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, its heirs and assigns, forever. 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.

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness our hands this 20th day of March, 2007.

Westside Apartments, Limited Partnership

By:

Walter F. Trent, Managing General Partner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Walter F. Trent 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 Managing General Partner of Westside Apartments, L.P., a Tennessee Limited Partnership, the within named bargainor, and that he as such Managing General Partner executed the foregoing instrument for the purpose therein contained by signing the name of the limited partnership by himself as said Managing General Partner.

Witness my hand at office this 20th day of March, 2007.

Commission expires: June 22, 2009

Linda V. Jones
Notary Public

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 270101434

RETURN TO:
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

EXHIBIT A

TRACT ONE:

BEING a certain tract or parcel of unimproved real property in Davidson County Tennessee, described according to a survey of Bruce Rainey & Associates, Hendersonville, Tennessee, dated June 20, 1984 (Job No. No. 84-129) as follows:

BEGINNING at an iron pin in the Southwesterly corner of the herein described property along its common boundary with land known as Metropolitan Nashville and Davidson County, Tennessee, Tax Map 72-10, Parcel 158; thence North 13 deg. 03' 34" East, 88.00 feet to an iron pin; thence North 81 deg. 57' 48" West, 94.00 feet to an iron pin; thence North 19 deg. 52' 28" East, 168.74 feet to an iron pin in the Southerly margin of Litton Avenue: thence with the Southerly margin of Litton Avenue, South 84 deg. 09' 39" East, 235.54 feet to an iron pin in the Westerly margin of an unnamed fifty (50) feet street, thence with the Westerly margin of said unnamed street South 05 deg. 53' 18" West, 271.40 feet to an iron pin; thence North 79 deg. 10' 18" West, 193.09 feet to the point of beginning, and containing 1.39 acres, more or less, according to said survey.

TRACT TWO:

BEING a certain tract or parcel of unimproved real property in Davidson County, Tennessee, described according to a survey of Bruce Rainey & Associates, Hendersonville, Tennessee, dated June 20, 1984 (Job No. 84-129) as follows,

BEGINNING at an iron pin located in the Southerly margin of Litton Avenue at a point in the Northeasterly corner of an unnamed fifty (50) feet street, which point is the Northwesterly corner of the herein described tract; thence with the Southerly margin of Litton Avenue South 84 deg. 09' 39" East, 63.00 feet to an iron pin; thence South 05 deg. 39' 01" West, 356.54 feet to an iron pin; thence North 69 deg. 55' 17" West 66.00 feet to a point in the Easterly margin of said unnamed street thence along the Easterly margin said unnamed street North 05 deg. 48' 18" East, 340.30 feet to the point of beginning, and containing 0.51 acres, more or less, according to said survey.

TRACT THREE:

BEING a certain tract or parcel of unimproved real property in Davidson County, Tennessee, described according to a survey of Bruce Rainey & Associates, Hendersonville, Tennessee, dated June 20, 1984 (Job No. 84-129) as follows:
BEGINNING at an iron pin the Southerly margin of Litton Avenue at a point 63.00 feet along said Southerly margin from the Northeast corner of an unnamed fifty (50) feet Street, said point being the Northwesterly corner of the herein described tract; thence with the Southerly margin of Litton Avenue, South 84 deg. 09' 39" East 62.00 feet to an iron pin, thence South 05 deg. 48' 08" West, 372.00 feet to an iron pin; thence North 69 deg. 55' 17' West 63.00 feel to an iron pin; thence North 05 deg. 39' 01' feet 356.54 feet to the point of beginning, and containing 0.51 acres, more or less, according to said survey,

TRACT FOUR:

BEING a certain tract or parcel of unimproved real property in Davidson County, Tennessee, described according to a survey of Bruce Rainey & Associates, Hendersonville, Tennessee, dated June 20, 1984 (Job No. 84-129), as follows:

BEGINNING at an iron pin to the Southerly margin of Litton Avenue at a point which is 125.00 feet along said Southerly margin from the Northwesterly corner of an unnamed fifty (50) feet street, said point being the Northeast corner of the herein described tract; along the Southerly margin of Litton Avenue South 84 deg. 09' 39" East 62.50 feet to an iron pin; thence South 05 deg. 48' 04" West 387.90 feet to an iron pin; thence North 69 deg. 55' 17" West 64.50 feet to an iron pin; thence North 05 deg. 48' 08" East 372.03 feet to the point of beginning, and containing 0.54 acres, more or less, according to said survey.

TRACT FIVE:

BEINC a certain tract or parcel of unimproved real property in Davidson County, Tennessee, described according to a survey of Bruce Rainey & Associates, Hendersonville, Tennessee, dated June 20, 1984 (Job No. 84-129) as follows:

BEGINNING at a concrete monument at a point in the Northeasterly corner of the property conveyed to McDonald's Corporation by a Deed of record in Book 4900, Page 439, said Register's Office, said point being the Northwesterly corner of the herein described tract; thence South 69 deg. 45' 00" East 230.56

fact to an iron pin; thence South 20 deg. 07' 33" West 99.87 feet to an iron pin, thence North 69 deg. 02' 09" West to an iron pin; thence along the Easterly margin of the aforesaid McDonald's Corporation property North 20 deg. 37' 09" East 96.99 feet to the point of beginning, and containing 0.52 acres, more or less, according to said survey.

Being part of the same property conveyed to Westside Apartments, L.P., a Tennessee Limited Partnership by Special Warranty Deed dated August 31, 1988 from Litton Park Associates, a Tennessee Joint Venture of record in Book 7643, Page 954, Register's Office for Davidson County, Tennessee.

Tract 5 has no direct access to a dedicated Right-of-Way; No insurance is afforded as to the exact amount of acreage contained in the property described herein.