B04 36

SPECIAL WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $660,000.00. *Affiant* SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF November, 2006. NOTARY PUBLIC My Commission expires:

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
2004 Fourth Avenue North, 3rd Floor
Nashville, TN 37219
File No. 21875

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Bettie J. Winton, Trustee 323 Union Street, Suite 400 Nashville, TN 37219	SAME	86-341.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ALLIANT PARTNERS IV, GP, a Tennessee General Partnership,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **BETTIE J. WINTON, TRUSTEE,** hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the Fourteenth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being Lot 1, Cherry Creek Apartments of record in Plat Book 11190, page 26, in the Register's Office for Davidson County, Tennessee, being more particularly described according to a Survey prepared by James Terry & Associates, dated June 18, 2005, last updated November 5, 2006, Job No. 2005-031, as follows:

Davidson County DEEDWARR
Recvd: 03/27/07 13:41 4 pgs
Fees:23.00 Taxes:2442.00
20070327-0036595

Beginning at an iron rod (old) in the southerly right-of-way line of Central Pike, a 70-foot public right-of-way, at the northwesterly property corner of a tract conveyed to Hermitage Baptist Church of record in Deed Book 2992, page 326, in the Register's Office for Davidson County, Tennessee; thence,

1. Leaving the southerly right-of-way line of Central Pike and with the westerly property line of the Hermitage Baptist Church property, South 06 deg. 29 min. 46 sec. West, 200.02 feet to an iron rod (old) in the northerly property line of a tract of land conveyed to ERP Operating Limited Partnership of record as Instrument No. 20000110-0003209 in the Register's Office for Davidson County, Tennessee; thence,

2. With the northwesterly property line of said ERP Operating Limited Partnership property in part, South 42 deg. 54 min. 02 sec. West, 167.81 feet to an iron rod (old) at the northeasterly property corner of a tract of land conveyed to the Beaty Family Trust of record in Deed Book 9403, page 736, in the Register's Office for Davidson County, Tennessee; thence,

3. With the northerly property line of the Beaty Family Trust property, in part, North 81 deg. 35 min. 15 sec. West, 263.50 feet to a point at the southeasterly property corner of a tract of land conveyed to Guill T. Wright, et ux, of record in Deed Book 721, page 267, in the Register's Office for Davidson County, Tennessee; thence,

4. With the easterly property line of the Guill T. Wright, et ux, property and the easterly property lines of Charles Elrod Hagar, Jr. (Deed Book 11123, page 231) and James E. Harris, et ux (Deed Book 6381, page 874), North 06 deg. 55 min. 58 sec. East, 333.68 feet to an iron rod (old) in the southerly right-of-way line of the aforementioned Central Pike; thence,

5. With the southerly right-of-way line of Central Pike, southeastwardly with a curve to the left having a radius of 442.22 feet, a central angle of 07 deg. 13 min. 01 sec., for an arc length of 55.70 feet to an iron rod (old), said curve has a chord bearing and distance of South 79 deg. 57 min. 21 sec. East, 55.67 feet; thence,

6. South 82 deg. 45 min. 37 sec. East, 304.87 feet to the point of beginning and containing 114,211 square feet, or 2.621 acres, more or less.

Being property conveyed to Alliant Partners IV, GP, a Tennessee general partnership by Special Warranty Deed from Merry Land Holdings, LLC, a Georgia limited liability company, of record as instrument No. 20060125-0009505, Register's Office for Davidson County, Tennessee; and by Deed of Correction of record as Instrument No. 20061207-0151619 in said Register's Office.

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

1. 2006 Davidson County taxes which have been paid by the Sellers and 2007 Davidson County taxes assumed by the Grantees; and
2. Matters shown on plat of record in Book 11190, page 26, in the Register's Office for Davidson County, Tennessee, and delineated on Survey by James G. Terry, Tenn. R.L.S. No. 2287, dated June 18, 2005, last updated November 5, 2006, as follows: A 7ft. strip along the right-of-way of Central Pike reserved for future widening; a 20 ft. public utility easement along the right-of-way of Central Pike; a 20 ft. sewer easement and a 10 ft. utility and drainage easement along the southerly line; a 10 ft. utility and drainage easement along the easterly line, and an old wire fence encroaching the southerly line; and
3. Easement for water mains granted to the Metropolitan Government of Nashville and Davidson County through a 7 ft. strip along Central Pike as set forth in Agreed Final Order in Case No. 03C-2148 in the Third Circuit Court for Davidson County, Tennessee, and recorded as Instrument No. 20031124-0170256 in the Register's Office for Davidson County, Tennessee, as shown on Survey by James G. Terry, Tenn. R.L.S. No. 2287, dated June 18, 2005, last updated November 5, 2006.

This property is also known as improved property located at 3810 Central Pike, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel 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 and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, 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 17 day of November , 2006.

ALLIANT PARTNERS, IV GP,
A Tennessee General Partnership

BY: Keith Rosenblum
Keith Rosenblum, Partner

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Keith Rosenblum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Partner of the within named Alliant Partners, IV, GP, bargainor, a Tennessee General Partnership, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the General Partnership by himself as such Partner.

WITNESS my hand and seal at office in Franklin Tennessee, this 17 day of November 2006.

June E. Rowell
NOTARY PUBLIC

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

My Commission Expires:

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