SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $763,390.00.

Affiant

Subscribed and sworn to me on April 2, 2007.

NOTARY PUBLIC

My Commission Expires: 1/3/2011

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 04/02/07 15:57 3 pgs
Fees:18.00 Taxes:2824.54

20070402-0039350

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Law Office of John Cobb Rochford, PLLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Barry S. Wilker 2210 Crestmoor Rd. Nashville, TN 37215	Barry S. Wilker 1110 Crater Hill Drive Nashville, TN 37215	117140B00100CO

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, Bedford Commons II, LLC, a Tennessee limited liability company, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto Barry S. Wilker, unmarried, hereinafter called "GRANTEE," his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 120 as created by the Master Deed of Bedford Commons II Condominiums, recorded as Instrument No. 20061027-0133507, Register's Office for Davidson County, Tennessee, together with all rights associated therewith, including rights to common areas and the right to parking space(s) 10 and 16 as Limited Common Elements appurtenant to such Unit. Said Condominium Unit being located on that tract or parcel of land lying and being Lot 2, Final Plat, Bedford Avenue Subdivision, Phase 2, of record as Instrument No. 20050929-0116962, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Bedford Commons II, LLC, a Tennessee limited liability company by Quitclaim Deed from Bedford Avenue Developers, a Tennessee general partnership of record in Instrument No. 20060512-0056272, Register's Office for Davidson County, Tennessee.

This conveyance includes parking space number(s) 10 and 16 as Limited Common Element(s).

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

1. 2007 Davidson County and subsequent taxes are assumed by the Grantee;
2. Declaration of Covenants, Conditions, and Restrictions of record as Instrument No. 20050406-0038094, First Supplemental Declaration of record as Instrument No. 20050609-0066029, Second Supplemental Declaration of record as Instrument No. 20050621-0070753, and Third Supplemental Declaration of record as Instrument No. 20060831-0107993, Register's Office for

Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national orgin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons;

3. Master Deed of Bedford Commons II Condominiums (with Covenants, Conditions and Restrictions) of record as Instrument No. 20061027-0133507, said Register's Office;
4. Articles of Organization of Bedford Commons II, LLC of record as Instrument No. 20050712-0080847, said Register's Office;
5. Charter of Bedford Commons II Condominium Association, Inc. of record as Instrument No. 20050712-0080847, said Register's Office;
6. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3920, Page 863, said Register's Office;
7. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3914, Page 85, said Register's Office;
8. Storm Water Quality Agreement of record as Instrument No. 20050711-0079574, said Register's Office;
9. Permanent Cross Access/Joint Use driveway Easement of record as Instrument No. 20050812-0095774, said Register's Office;
10. Restrictions of record in Book 1181, Page 149 (for parcel 28 only), said Register's Office;
11. All matters appearing on the Plan of Record in Plat Book 974, Page 64, said Register's Office;
12. All matters appearing on the Final Plat of Bedford Avenue Subdivision, Phase 2, of record as Instrument No. 20050929-0116962, said Register's Office;
13. 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 3824 Bedford Avenue, Unit 120, Nashville, TN 37215.

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 hereby covenant with the said GRANTEE that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever 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 and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS our hands on April 2, 2007.

Bedford Commons II, LLC,
a Tennessee limited liability company

By: _____

Its: member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Ed Cooper, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be a member of Bedford Commons II, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such member executed the foregoing instrument for the purposes therein contained, by signing for Bedford Commons II, LLC, a Tennessee limited liability company, by himself as member.

WITNESS MY HAND AND OFFICIAL SEAL, this the 2nd day of April, 2007.

NOTARY PUBLIC

My Commission Expires:
1/3/2011

