SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,500,000.00.

Elaine Phelps
Affiant

Subscribed and sworn to me on March 30, 2007.

Cathy H. Gwyn
NOTARY PUBLIC

My Commission Expires: 1/24/09

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 24, 2009

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

Davidson County DEEDWARR
Recvd: 04/02/07 16:28 4 pgs
Fees:23.00 Taxes:5550.00
20070402-0039394

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Sheats Family LLC 1915 Charlotte Avenue, Ste 205 Nashville, TN 37203	SAME	92-12-46

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, 1915 Charlotte Developers, a Tennessee general partnership, composed of John T. Rochford, III, Mark McDonald, Scott Moskovitz, and Ted Feldman, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto Sheats Family LLC, a Tennessee limited liability company, hereinafter called "GRANTEE," its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit A

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 March 29, 2007.

1915 CHARLOTTE DEVELOPERS,
a Tennessee general partnership

By:_____
John T. Rochford, III

By:_____
Mark McDonald

By:_____
Scott Moskovitz

By:_____
Ted Feldman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, John T. Rochford, III, Mark McDonald, Scott Moskovitz, and Tedd Feldman, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the partners of 1915 Charlotte Developers, a Tennessee general partnership, the within named bargainor, and that they as such partners executed the foregoing instrument for the purposes therein contained, by signing for 1915 Charlotte Developers, a Tennessee general partnership, by themselves as partners.

WITNESS MY HAND AND OFFICIAL SEAL, this the 29th day of March, 2007.

_____
NOTARY PUBLIC

My Commission Expires:
1/3/2011

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Exhibit A

Land in Davidson County, Tennessee, being a tract or parcel of land described according to a survey made under the supervision of Richard H. Miller, Registered Land Surveyor number 2570, completed on March 29, 2007, as follows:

Tract 1

Land in Davidson County, Tennessee, being part of Lots numbered 2, 3 and 4 of P.A. Cartwright's Subdivision of Lot 269, Boyd's Home Tract shown of record in Book 57, page 128, in the Register's Office for Davidson County, Tennessee, also part of Lot number 5 in the subdivision of Lot 268 in Boyd Home Tract as shown of record in Plan Book 2, page 102, in the Chancery Court for said Davidson County, all being more particularly described as follows:

Beginning at a point on the west line of Lot 2 in P.A. Cartwright's Subdivision of Lot 269, Boyd's Home Tract at the intersection with the southern right of way line of Charlotte Avenue (92 feet wide), said point being North 64 degrees 49 minutes 18 seconds East (assumed bearing) along said southern right of way line a distance of 259.70 feet from the eastern right-of-way line of 19th Avenue North (50 feet wide); thence North 64 degrees 49 minutes 18 seconds East along said southern right of way line a distance of 199.36 feet to a point on the east line of said Lot 5 in the subdivision of Lot 268 in Boyd Home Tract; thence South 40 degrees 04 minutes 11 seconds East along the east line of said Lot 5 a distance of 104.24 feet to the southeast corner thereof; thence South 48 degrees 57 minutes 31 seconds West along the south line of said Lot 5 a distance of 39.83 to the southwest corner thereof; thence North 40 degrees 00 minutes 39 seconds West along the west line of said Lot 5 a distance of 16.10 feet to the southeast corner of the aforesaid Lot 4; thence South 52 degrees 52 minutes 23 seconds West along the southern lines of said Lots 4, 3, and 2 a distance of 150.81 feet to the southwest corner of said Lot 2; thence North 41 degrees 02 minutes 21 seconds West along the west line of said Lot 2 a distance of 132.33 feet to the beginning point, containing 0.50 acres, more or less.

Being the same property conveyed to 1915 Charlotte Developers, by Deed of Record in Book 6712, page 204, as corrected in Book 6769, page 293, and by Deed of Correction in Book 7017, page 860, Register's Office for Davidson County, Tennessee.

Exhibit B

1. 2007 Davidson County and subsequent taxes are assumed by the Grantee;
2. Conveyance to the Metropolitan Government of Nashville & Davidson County of record in Book 4496, Page 702, said Register's Office;
3. Construction slope easement of record in Book 4496, Page 702, said Register's Office, partially released in Book 6593, Page 460, said Register's Office;
4. Conveyance to Metropolitan Government of Nashville and Davidson County of record in Book 4520, Page 310;
5. All matters referenced in the plan of Boyd's Home Tract of record in Book 57, Page 128, said Register's Office;
6. All matters referenced in plan of P.A. Cartwright's Subdivision of record in Book 21, Page 39, said Register's Office;
7. Conveyance to Metropolitan Government of Nashville and Davidson County of record in Book 4521, Page 193;
8. Conveyance to Metropolitan Government of Nashville and Davidson County of record in Book 4508, Page 498;
9. All matters referenced in the plan of Boyd Home Tract, known as the Kerrigan property, of record in Book 2, Page 102;
10. Implied public utility and drainage easement for a 9 foot 6 inch combination sewer and a 10 inch combination sewer of record in Book 6712, Page 204, said Register's Office
11. Temporary slope easement of record in Book 6477, Page 75, said Register's Office;
12. All matters referenced in the plan of Haynie's Subdivision of record in Book 161, Page 161, said Register's Office;
13. Right-of-way to the Metropolitan Government of Nashville and Davidson County of record in Book 5333, Page 739, said Register's Office;
14. 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 1919 Charlotte Avenue, Nashville, TN 37203.