Davidson County DEEDWARR
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Fees:23.00 Taxes:12173.00
20070419-0046891

SPECIAL WARRANTY DEED

This instrument was prepared by Perrone & Young, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027 (PRY)

Address New Owner	Send Tax Bills To:	Map/Parcel
Sante, LLC 311 Natchez Court Nashville, TN 37211	Same	133-6-239 133-6-240

State of Tennessee)
County of Williamson)

The actual consideration or value for this transfer, whichever is greater, is $3,290,000.00.

Affiant

Sworn to and subscribed before me this 12th day of April 2007

My commission expires: 7.6.10

Notary Public

PATRICIA R. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter name, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Maple Crest Apartments, LLC,** (the "Grantor") a Tennessee limited liability company, has this day bargained and sold and does hereby transfer and convey unto the said **Sante, LLC**, (the "Grantee") a Tennessee limited liability company, its successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** hereto which is incorporated herein.

THIS IS IMPROVED PROPERTY KNOWN AS: 311 Natchez Court, Nashville, Davidson County, Tennessee

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns, and representatives to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

Witness its hand this 12th day of April 2007.

GRANTOR: MAPLE CREST APARTMENTS, LLC, a Tennessee limited liability company

BY: _____
CHAD M. RAY, Chief Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Notary Public, of the State and County mentioned, personally appeared **Chad M. Ray,** 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 Chief Manager of **Maple Crest Apartments, LLC,** a Tennessee limited liability company, the within-named bargainor, and that he, as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing his name as Chief Manager on behalf of himself and the Company, and that he is authorized to execute the foregoing instrument on behalf of the Company.

Witness my hand and seal, at office in Brentwood, Tennessee, this 12th day of April 2007.

_____
NOTARY PUBLIC

PATRICIA R. YOUNG
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My Commission Expires:
7.6.10

EXHIBIT A

[Legal Description]

Two tracts or parcels of land located in Davidson County, Tennessee, being Reserved Parcel A and Lot No. 2 on the Plan of Natchez Corporation Subdivision, of record in Book 3700, page 121, Register's Office for Davidson County, Tennessee, which tracts are more particularly described as follows:

Tract 1:

Being Reserved Parcel A on the Plan of Natchez Corporation Subdivision, as of record in Book 3700, page 121, Register's Office for Davidson County, Tennessee, which tract is more particularly described as follows:

Beginning at a concrete monument in the southerly margin of Tibbs Drive, 403.30 feet south of the intersection of the westerly margin of Tibbs Drive and Wheeler Drive, as shown on the Plan of Leonard Heights Subdivision of record in Book 2330, page 15; thence along the southerly margin of Tibbs Drive, South 88° 05' East 75.08 feet to a concrete monument; thence leaving said southerly margin of Tibbs Drive in a southerly direction along a curve to the left with a 25-foot radius, 39.35 feet to a concrete monument; thence South 01° 44' West 134.50 feet to a concrete monument; thence North 56° 43' West 58.60 feet to a concrete monument; thence North 01° 44' East 129.04 feet to a concrete monument in the southerly margin of Tibbs Drive, being the point of beginning, containing 0.17 acres, more or less.

Tract 2:

Being Lot No. 2 on the Plan of Natchez Corporation Subdivision, of record in Book 3700, page 121, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument in the southerly margin of Natchez Court, being the most northerly common corner of Lots No. 1 and 2 on the Plan of Natchez Corporation Subdivision, of record in Book 3700, page 121, thence along the said southerly margin of Natchez Court, North 63° 27' East 386.40 feet to a concrete monument in the southerly line of Reserved Parcel A; thence South 56° 43' East 284.75 feet to a concrete monument; thence South 01° 46' West 332.70 feet to a concrete monument; thence North 87° 33' West 424.60 feet to the most southerly common corner of Lots 1 and 2 on the Plan of Natchez Corporation Subdivision; thence with the lines between said Lots 1 and 2, North 26° 37' West 333.20 feet to the point of beginning.

Being all of the same property conveyed to Maple Crest Apartments, LLC, a Tennessee limited liability company, by deed from Sentinel Trust Company, Trustee, Trustee under that Trust Indenture entered into as of July 1, 1997 between the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, as issuer and Sentinel Trust Company, as Trustee of record in Instrument No. 20040802-0092137, Register's Office for Davidson County, Tennessee.

EXHIBIT B

[Permitted Exceptions]

1. Taxes for the year 2007 and subsequent years, not yet due and payable. Payment thereof expressly assumed by the Grantee. Map 133-6-239 and 133-6-240.

2. All matters on the Plan of Record in Plat Book 3700, page 121, Register's Office for Davidson County, Tennessee.