This Instrument Was Prepared By:
Jack F. King, Jr., Esq.
Miller & Martin PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 04/23/07 13:01 6 pgs
Fees:33.00 Taxes:28416.00
20070423-0048097

Address New Owner(s):	**Send Tax Bills to:**	**Map and Parcel No.:**
Highland Cove Realty Co., LLC 91 Pondfield Road, #334 Bronxville, NY 10708	New Owner	May #51 Parcel #15.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, FREEMAN FLORIDA VENTURE, LTD., d/b/a Freeman-Florida Venture, L.P., a Florida limited partnership, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to HIGHLAND COVE REALTY CO., LLC, a Delaware limited liability company, (the "Grantee"), its successors and assigns, that certain land in Davidson County, Tennessee described on Exhibit A attached hereto.

This is improved property known as Brookwood Apartments, 714 Due West Avenue, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the title to the same is free, clear and unencumbered, except for those matters set forth on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under Grantor (other than claims arising out of the matters set forth on Exhibit B), but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of April, 2007.

FREEMAN FLORIDA VENTURE, LTD.,
d/b/a Freeman-Florida Venture, L.P.

By: Freeman Webb Investments, Inc.,
General Partner

By: _____
Title: President

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STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, JACK F. King Jr, a Notary Public in and for the County and State aforementioned, personally appeared Kent A. Burns, 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 President of FREEMAN WEBB INVESTMENTS, INC., the general partner of FREEMAN FLORIDA VENTURE, LTD., d/b/a Freeman-Florida Venture, L.P., the within named bargainor, a partnership, and that he as such President of FREEMAN WEBB INVESTMENTS, INC., executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as President of FREEMAN WEBB INVESTMENTS, INC., its general partner.

Witness my hand and seal, at office in Nashville, TN, this 17 day of April, 2007.

Notary Public

My Commission Expires: 5/24/2008

JACK F. KING, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $7,680,000.00.

Affiant

Subscribed and sworn to before me
this 17 day of May, 2007.

Notary Public
My Commission Expires: 5/24/2008

JACK F. KING, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

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EXHIBIT A

Being a parcel of land in the Second Civil District, Third Councilmanic District, Nashville, Davidson County, Tennessee, located on the northeasterly side of Due West Avenue west of Interstate 65, being property conveyed to Freeman Florida Venture, Ltd. by deed of record in Book 9479, page 756, R.O.D.C., and being more particularly described according to a survey by Barge Waggoner Sumner and Cannon, 211 Commerce Street, Suite 600, Nashville, Tennessee prepared by Wendell H. Talley, Sr., RLS 785, dated March 26, 2001 bearing job no. 04491-10, as follows:

BEGINNING at a set 5/8" capped iron pin stamped BWSC NASHVILLE in the easterly right-of-way line of Due West Avenue, said pin being northwesterly 1,055 feet, more or less from the centerline of Old Due West Avenue, as extended:

THENCE, leaving said right-of-way with the southerly line of property conveyed to Bible Missionary Baptist Church Trustees by deed of record in Book 3179, page 328, R.O.D.C., North 71° 42' 42" East, 490.54 feet to a set 5/8" capped iron pin stamped BWSC NASHVILLE;

THENCE, with the northerly line of said Church property, North 26° 29' 32" West, 3.03 feet to a set 5/8" capped iron pin stamped BWSC NASHVILLE in the southerly line of property conveyed to Albert D. Panter by deed of record in Book 4401, page 764, R.O.D.C.;

THENCE, with said southerly line and the southerly line of property conveyed to Mary C. Browder by deed of record in Book 6118, page 54, R.O.D.C., the following calls: South 82° 40' 17" East, 224.82 feet to an old iron pin; South 82° 19' 29" East, 271.41 feet to an old iron pin; South 79° 42' 41" East, 216.34 feet to an old iron pin in the westerly right-of-way line of Interstate 65;

THENCE, with said right-of-way line the following calls: With a curve to the right 353.76 feet to a set 5/8" capped iron pin stamped BWSC NASHVILLE, said curve having a central angle of 05° 30' 30", a radius of 3,679.72 feet, a tangent of 177.02 and a chord of South 24° 54' 12" West, 353.63 feet; South 28° 53' 43" West, 196.33 feet; South 29° 23' 30" West, 386.74 feet; South 48° 16' 36" West, 102.14 feet; South 37° 09' 10" West, 137.98 feet; South 27° 25' 10" West, 5.41 feet to the easterly line of property conveyed to Jeong S. Yun by deed of record in Book 7709, page 905, R.O.D.C.;

THENCE, with said Yun property and with property conveyed to Jeong S. Yun in Book 8101, page 340, R.O.D.C., and Robert Vaughn by deed of record in Book 11454, page 472, R.O.D.C., North 05° 58' 00" East, 327.18 feet to a set 5/8" capped iron pin stamped BWSC NASHVILLE;

THENCE with the northerly line of said Vaughn property, South 59° 53' 25" West, 333.49 feet to the proposed easterly right-of-way line of Due West Avenue;

THENCE, with said property right-of-way line North 32° 06' 10" West, 268.72 feet to a set 5/8" capped iron pin stamped BWSC NASHVILLE;

THENCE, leaving said right-of-way with the southerly line of property conveyed to Walter Raymond and James Irwin Dowlen by deed of record in Book 11150, page 486, R.O.D.C. North 72° 01' 26" East, 476.2 feet to an old iron pin;

THENCE, with the easterly line of said Dowlen property and the easterly lines of properties conveyed to Kristen C. Lake by deed of record in Instrument No. 200005010043267, R.O.D.C., and Ernestine Weaver Allen and Claborn C. Allen by deed of record in Book 6607, page 809, R.O.D.C., North 05° 58' 00" East, 328.4 feet to a set 5/8" capped iron pin stamped BWSC NASHVILLE;

THENCE, with the northerly line of said Allen property South 72° 00' 30" West, 604.8 feet to an old iron pin in the easterly right-of-way line of Due West Avenue;

THENCE, with said right-of-way North 17° 05' 30" West, 300.00 feet to the point of beginning. Containing 583,825 square feet or 13.40 acres, more or less.

Being a portion of the property conveyed to Freeman Florida Venture, Ltd. by deed of record in Book 9479, page 756, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2007, a lien not yet due and payable.

2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4786, page 461, Register's Office for Davidson County, Tennessee.

3. Terms and conditions of Lease as evidenced by Memorandum of Lease dated December 9, 2002 by and between WEB Service Company, Inc. and Freeman Florida Ventures, of record as Instrument #20030423-0053866, said Register's Office.

4. 15' water line easement as shown on Barge, Waggoner, Sumner and Cannon, Inc. survey No. 04491-10 dated March 12, 2001.

5. Easement as granted to BellSouth Telecommunications, Inc. of record as Instrument #0010425-0041149, said Register's Office.

6. Lack of direct access to Interstate Hwy 65.