Davidson County DEEDWARR
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Fees:33.00 Taxes:52779.26
20070425-0049395

SPECIAL WARRANTY DEED

FROM: Enchantment, Inc., a New Mexico not-for-profit corporation, Grantor

TO: WB TN, L.P., a Tennessee limited partnership, Grantee

This instrument was prepared by:
Warren H. Wild, Jr.
Stites & Harbison, PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

Address of New Owner:	Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes:	Map-Parcel Numbers
c/o Highmark Holdings, LLC 2323 21st Avenue South Suite 400 Nashville, TN 37212 Attn: Joseph Torrence	Same	147-4-176 and 133-16-216

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Fourteen Million Two Hundred SixtyFour Thousand Six Hundred ~~and~~ Sixty Four and 61 /100 Dollars ($14,264,664.67)

Joseph S. Torrence
Affiant

SUBSCRIBED AND SWORN TO before me, this the 23rd day of April, 2007.

Deborah A. Hughes
Notary Public

DEBORAH A. HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/30/2007

My Commission Expires MAY 30, 2007

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Enchantment, Inc. ("Grantor"), a New

Mexico not-for-profit corporation, has bargained and sold, and by these presents does transfer and convey unto WB TN, L.P. ("Grantee"), a Tennessee limited partnership, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as:

100 Tanglewood Court, Tennessee 37211; and
700 Whispering Oaks Place, Nashville, Tennessee 37211.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property has not been encumbered or restricted by Grantor except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject,

Witness our hand this 24th day of April, 2007.

Enchantment, Inc., a New Mexico not-for-profit corporation

By: _____

Title: _____

STATE OF New Mexico)
COUNTY OF Torrance)

Before me, Candace J. Coburn, a Notary Public of said County and State, personally appeared John Platnik, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Pres (or other officer authorized to execute the instrument) of Enchantment, Inc., the within named bargainor, a New Mexico not-for-profit corporation, and that he as such Pres executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as its Pres.

Witness my hand and seal, at Office in Estancia, New Mexico this 23rd day of April, 2007.

Candace J Coburn
Notary Public

My Commission Expires:
01-14-08

CANDACE J COBURN NOTARY PUBLIC STATE OF NEW MEXICO

EXHIBIT A

Property Description

TRACT I:

Land in the First Civil District of Davidson County, Tennessee, being Lot 1 on the plan of a Resubdivision of Tanglewood Hills, as recorded in Plat Book 5200, page 25, Register's Office for said County.

TRACT II:

Land in the First Civil District of Davidson County, Tennessee, being Lot 2 on the plan of a Resubdivision of Tanglewood Hills, as recorded in Plat Book 5200, page 25, Register's Office for said County.

Said Tracts I and II are more particularly described as follows:

Beginning in the North right of way of Harding Place at the southwest corner of the Barcelona Apartments as recorded in Plat Book 4175, page 152, Register's Office of Davidson County, Tennessee ("R.O.D.C."); thence along the north right of way of Harding Place S 65° 40' 00" W, 437.00 feet; thence S 78° 53' 52" W, 75.39 feet; thence S 7° 13' 00" E, 18.05 feet; thence S 65° 55' 22" W, 102.50 feet; thence S 71° 22' 53" W, 49.91 feet; thence S 65° 40' 00" W, 258.53 feet; thence leaving said right of way N 11° 00' 37" W, 181.16 feet; thence N 65° 54' 35" E, 24.07 feet to the southeast corner of Lot 57 on the Plan of Welch Meadows, Section 2, recorded in Plat Book 3700, page 60, R.O.D.C.; thence along the easterly line of said Welch Meadows N 22° 13' 07" W, 122.19 feet; thence N 22° 18' 26" E, 40.45 feet; thence N 13° 20' 48" W, 295.01 feet; thence N 14° 53' 35" W, 19.75 feet; thence N 00° 40' 20" E, 261.87 feet; thence S 85° 24' 42" W, 35.89 feet; thence N 5° 14' 25 W, 42.88 feet; thence N 15° 59' 22" E, 324.00 feet; thence N 3° 05' 38" E, 215.88 feet to the northeast corner of Lot 73 of said Welch Meadows; thence N 9° 10' 45" W, 200.12 feet; thence N 9° 49' 26" W, 131.75 feet to the southwest corner of Foxcroft Apartment Site as recorded in Plat Book 4300, page 101, R.O.D.C.; thence along Foxcroft Apartment Site S 88° 04' 15" E, 316.00 feet; thence N 11° 08' 44" W, 365.35 feet to the southerly right of way of Old Paragon Mills Road; thence along said southerly right of way N 49° 46' 00" E, 7.11 feet to the northwest corner of the aforesaid Barcelona Apartments; thence leaving said right of way S 43° 24' 26" E, 461.95 feet; thence S 15° 57' 30" E, 180.91 feet; thence S 14° 45' 00 E, 729.80 feet; thence S 14° 55' 35" E, 580.36 feet to the point of beginning.

Being the same property conveyed to Enchantment, Inc., a New Mexico Not-For-Profit Corporation, by deed from Welch Bend Limited Partnership, of record in Book 10294, page 938, said Register's Office.

EXHIBIT B

Encumbrances

1. All assessments and taxes due in 2007, a lien not yet due and payable.

2. Rights of tenants in possession, as tenants only, under unrecorded leases or rental agreements of one year or less.

3. Regulatory Agreement recorded in Book 8481, page 663, in the Register's Office of Davidson County, Tennessee, as amended by First Amended and Restated Regulatory Agreement recorded in Book 10295, page 27, in said Register's Office. (Tract I)

4. All easements, setback lines, notes and other matters shown on the plan recorded in Book 5200, page 25, in said Register's Office.

5. Declaration of Easements recorded in Book 4956, page 745, in said Register's Office.

6. Temporary and permanent easement for sanitary sewers granted to First Suburban Water Utility District by J. B. Bloodworth and wife, Mary E. Bloodworth, recorded in Book 4000, Page 405, in said Register's Office. (Tract II).

7. Restrictive covenants contained in Deed recorded in Book 9327, page 794, in said Register's Office, including without limitation, those set forth in the Foreclosure Sale Use Agreement which is attached as an exhibit to said Deed and appears at page 800. (Tract II).

8. Agreement Regarding Foreclosure Sale Use Agreement recorded in Book 10278, page 26, in said Register's Office. (Tract II)

9. Subordination Agreement recorded in Book 10294, page 984, in said Register's Office.

10. Land Use Restriction Agreement recorded in Book 10295, page 1, in said Register's Office.

11. Memorandum of Lease recorded as Instrument No. 20010814-0087497, in said Register's Office.

12. Memorandum of Lease recorded as Instrument No. 20010814-0087498, in said Register's Office.

13. The following matters shown on the survey dated September 18, 2006, last revised April ——, 2007, prepared by Patrick S. Coode, Registered Land Surveyor No. 855, of John Kohl and Company, Project Number 6191.001:

(a) Several encroachments of fences from adjoining properties over the southwest property line and the northernmost northeast property line.

(b) Standard overhead electrical service lines lying and running somewhat parallel to Harding Place which encroach over the southerly property line.

(c) Asphalt drive encroaching over the southeasterly property line onto adjoining property.

(d) Encroachments of east swimming pool, asphalt drives, asphalt parking areas, concrete walls, building overhang (on Building No. 10) and southerly tennis courts over minimum building setback lines.

(e) Encroachment of tennis court, asphalt parking areas and asphalt drives over twenty foot sanitary sewer easement recorded in Book 4000, page 405, in said Register's Office.

(f) Encroachment of asphalt parking areas and asphalt drives over public utility easements shown on the Plat recorded in Plat Book 5200, page 25, in said Register's Office.

(g) Encroachment of southwest corners of Building No. 12 and Building No. 15 over public utility easements shown on the Plat recorded in Plat Book 5200, page 25, in said Register's Office.