Davidson County DEEDWARR
Recvd: 04/30/07 14:43 4 pgs
Fees:23.00 Taxes:14334.54
20070430-0051325

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,874,201.00.

Affiant

Subscribed and sworn to before me, this 27th day of April, 2007.

Notary Public

My Commission Expires: 1-12-09

IVA J. PARKER
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Robert H. Chilton, III P. O. Box 150806 Nashville, TN 37215	New Owner	Map 106-05-0 Parcels 71, 71.02, 87 88 and 89

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **90 POLK AVENUE INVESTORS, LLC, a** Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ROBERT H. CHILTON, III**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT I

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod in the westerly right-of-way line of Polk Avenue, at a corner common of the property of BKB Properties, LLC, as of record in Instrument Number 20020131 0013581, at the Register's Office for Davidson County, Tennessee, said iron rod being located at Northing: 658,785.78; Easting: 1,749,083.09; on the State Plane Coordinate System NAD 83 (1990);

Thence with the westerly right-of-way line of Polk Avenue, South 06 deg 01 min 42 sec West, 354.87 feet to an iron rod, at a corner common with Lot 1 of the Final Plat of City View Park, Section Thirteen, as of record in Plat Book 9700, Page 418, at the Register's Office for Davidson County, Tennessee, also being the property of Billy W. Finley & Beverly J. as of record in Deed Book 10376, Page 264, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line Polk Avenue, with the northerly property line of Lot 1, North 83 deg 51 min 06 sec West, 369.84 feet to an existing iron rod, at a corner common with Lot 2 of the Final Plat of City View Park, Section Thirteen, also being the property of Earl H. Sadler, Et Al, as of record in Deed Book 7736, Page 303A, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of said Lot 2, North 83 deg 14 min 08 sec West, 12.29 feet to an existing iron rod;

Thence with the easterly property line of said Lot 2, North 06 deg 47 min 08 sec East, 153.34 feet to an existing iron rod, at a corner common with Lot 20 of Section Five, City View Park, as of record in Plat Book 4885, Page 169, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of said Lot 20, North 05 deg 23 min 52 sec East, 315.40 feet to an existing iron rod, at a corner common with the property of BKB Properties, LLC;

Thence with the southerly property line of BKB Properties, LLC, South 67 deg 18 min 27 sec East, 117.82 feet to an existing iron rod;

Thence North 22 deg 55 min 38 sec East, 9.57 feet to an iron rod set;

Thence South 67 deg 22 min 22 sec East, 142.00 feet to an existing iron rod;

Thence South 22 deg 42 min 06 sec West, 9.66 feet to an existing iron rod;

Thence South 67 deg 17 min 54 sec East, 140.52 feet to the POINT OF BEGINNING. Containing 158,420 square feet or 3.637 acres more or less.

TRACT II

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 16, 17 and 18 of the Rice Lands, as of record in Plat Book 57, Page 126, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod in the easterly right-of-way line of Polk Avenue, at a corner common with the property of Kenneth D. Petty & Ted L. Petty, as of record in Deed Book 8036, Page 165, at the Register's Office for Davidson County, Tennessee, said existing iron rod being located at Northing: 658,581.96; Easting: 1,749,121.81; on the State Plane Coordinate System NAD 83 (1990);

Thence leaving the easterly right-of-way line of Polk Avenue, with the southerly property line of Kenneth D. Petty & Ted L. Petty, South 83 deg 53 min 58 sec East, 132.50 feet to an existing iron rod in the westerly right-of-way line of Alley Number 2082;

Thence with the westerly right-of-way line of Alley Number 2082, South 06 deg 01 min 42 sec West, 149.79 fee to an existing iron rod, at a corner common with the northerly right-of-way line of Alley Number 2082;

Thence leaving the westerly right-of-way line of Alley Number 2082, with the northerly right of way line of Alley Number 2082, North 83 deg 59 min 32 sec West, 132.50 feet to an existing pk nail at the intersection with the easterly right-of-way line of Polk Avenue;

Thence leaving the northerly right-of-way line of Alley Number 2082, with the easterly right of way line of Polk Avenue, North 06 deg 01 min 42 sec East, 150.00 feet to the POINT OF BEGINNING. Containing 19,861 square feet or 0.456 acres more or less.

Being the same property conveyed to 90 Polk Avenue Investors, LLC, a Tennessee limited liability company, by Deed from BKB Properties, LLC, a Tennessee limited liability company, recorded August 17, 2006 at 16:22, in Instrument No. 20060817-0101781, Register's Office for Davidson County, Tennessee and by Quitclaim Deed recorded August 17, 2006 at 16:22, in Instrument No. 20060817-0101782.

This conveyance is subject to the following:

1. 2007 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 57, page 126, Register's Office for Davidson County, Tennessee.

3. Easements for sanitary sewers and/or storm drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3857, page 637 & 651; and Book 3861, page 591, said Register's Office.

4. Easement for an 8-inch sewer line to Tee-Gee Realty Corporation of record in Book 2604, page 617, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 5218, page 594, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20070126-0011069, Register's Office for Davidson County, Tennessee.

7. Stormwater Quality Agreement of record in Instrument No. 20070126-0010722, Register's Office for Davidson County, Tennessee.

This is improved property known as 90 Polk Avenue, Nashville, TN 37204.

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, his heirs and assigns, forever; and it does further covenant and bind itself, its successors and assigns, to specially warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 27th day of April, 2007.

90 POLK AVENUE INVESTORS, LLC,
a Tennessee limited liability company

By: _____
Name: C. CHRISTOPHER REMKE
Title: PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. Christopher Remke, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 27th day of April, 2007.

_____
Notary Public

My Commission Expires: 3/21/09

R. GARRY CHAFFIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN