GENERAL 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
Traditional Urban Concepts, Inc. 321 Billingsly Court, Suite 19 Franklin, TN 37067	Same	Map 82-9 Parcels 12 and Parcels 14-20

State of Tennessee)
County of Williamson)

The actual consideration or value for this transfer, whichever is greater is $2,800,000.00.

Affiant

Sworn to and subscribed before me this 30th day of April 2007.

My commission expires: 1-30-10

Notary Public

REBECCA L. CAREY
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 named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Joel A. Smith, married,** (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto the said **Traditional Urban Concepts, Inc.,** (the "Grantee"), a Tennessee corporation, its successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** hereto which is incorporated herein.

This is unimproved property known as: 1219 4th Avenue North, Nashville, 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 himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 05/08/07 13:11 4 pgs
Fees:23.00 Taxes:10360.00

20070508-0055247

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 30th day of April 2007.

GRANTOR:

Joel A Smith

JOEL A. SMITH

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, **Joel A. Smith,** the bargainor, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Brentwood, Tennessee, this 30th day of April 2007.

NOTARY PUBLIC

PATRICIA R. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
7.6.10

EXHIBIT A

[Legal Description]

Being a tract of land located in the 19 Councilmanic District, Nashville, Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron rod situated in the westerly margin of 4th Avenue North, said point also being the northeast corner of the Michael Bridges property of record in Book 8583, Page 72, R.O.D.C., TN;

Thence, leaving said road, S63°00'58" W, a distance of 98.50 feet to an iron rod;

Thence, S 27°08'25" E, a distance of 95.00 feet to an iron rod;

Thence, S 63°00'58" W, a distance of 73.96 feet to an iron rod situated in the easterly margin of Metro Alley No. 206;

Thence, along said alley, N 26°50'31" W, a distance of 473.20 feet to an iron rod situated in the southerly margin of Monroe Street;

Thence, along said road, N 62°52'04" E, a distance of 170.00 feet to an iron rod situated in the westerly margin of 4th Avenue North;

Thence, along said road, S 27°08'25" E, a distance of 289.64 feet to an iron rod;

Thence, along said road, S 27°08'07" E, a distance of 89.00 feet to the point of beginning and containing 71,707.477 square feet or 1.646 acres of land, according to a survey prepared by Dale & Associates, License No. 1710, dated December 12, 2005.

Being the same property conveyed to Joel A. Smith, married by Warranty Deed from Parthenon Partners, LLC of record in Instrument No. 20060428-0048922, Register's Office for Davidson County, Tennessee.

EXHIBIT B

[Permitted Exceptions]

1. Subject to all matters shown on the Plan of Resubdivision of Parts of Lots 47, 48 and 49, D.T. Macao's First Addition of record in Plat Book 7900, Page 323, Register's Office for Davidson County, Tennessee.

2. Subject to all matters shown on the Plan of D.T. McGavock's First Addition of record in Plat Book 10, Pages 606, 607, 608 and 609, Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement of record in Instrument No. 20070320-0033396, Register's Office for Davidson County, Tennessee.