Davidson County DEEDWARR
Recvd: 05/11/07 14:13 4 pgs
Fees:23.00 Taxes:2220.00
20070511-0056887

2nd

THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 20405-6
Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
BTP Nashville LLC 1530 Broadway New York, NY 10036	New Owner	Map 082-09 Parcel 469

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, BETTY B. CONNELLY, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BTP NASHVILLE LLC, a Delaware limited liability company, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See attached Exhibit "A"

THIS is improved property known as 1402 2nd Avenue North, Nashville, TN 37208.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "B"; and Grantor does further covenant and bind herself, her 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.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 11th day of May 2007.

Betty B. Connelly

Betty B. Connelly

By: Judy Tidwell, Atty In Fact

Judy Tidwell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Judy Tidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for Betty B. Connelly, the bargainor and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Betty B. Connelly for the purpose therein contained, by signing the name of Betty B. Connelly by herself as Attorney-in-Fact.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of May 2007.

Jennifer L. Johnson
NOTARY PUBLIC
My Commission Expires: March 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $600,000.00

Affiant

Subscribed and sworn to before me this 11th day of May 2007.

Jennifer L. Johnson
Notary Public
My commission expires March 7, 2011

EXHIBIT "A"
Legal Description

BEING a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 82, 83, 84 & 85 of the McGavock City Park Lots, as of record in Plat Book 57, Page 101, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing pk nail in the easterly right-of-way line of Second Avenue North, 50 feet in width, at a corner common with the property of BTP Nashville, LLC, as of record in Instrument Number: 20070110-004265, at the Register's Office for Davidson County, Tennessee, said existing pk nail being located at Northing: 673,151.84; Easting: 1,736,367.82; on the State Plane Coordinate System NAD-83 (1990);

Thence with the easterly right-of-way line of Second Avenue North, North 27 deg 06 min 24 sec West, 199.01 feet to an "X" in concrete at a corner common with the property of Metro Government, as of record in Deed Book 9593, Page 995, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Second Avenue North with the southerly property line of Metro Government, North 62 deg 58 min 11 sec East, 174.90 feet to a fence post in the westerly property line of Lot 2, McGavock City Park, as of record in Plat Book 7900, Page 586, at the Register's Office for Davidson County, Tennessee, also being the property of Larry W. Ussery, as of record in Deed Book 9080, Page 88, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of said Lot 2, South 27 deg 08 min 07 sec East, 199.46 feet to an existing iron rod at a corner common with the property of BTP Nashville, LLC;

Thence with the northerly property line of BTP Nashville, LLC, South 63 deg 07 min 01 sec West, 175.00 feet to the POINT OF BEGINNING. Containing 34,856 square feet or 0.800 acres more or less.

BEING the same property conveyed to Raymond A. Connelly and wife, Betty B. Connelly, by Deed of Record in Book 8705, Page 397, Register's Office for Davidson County, Tennessee. The said Raymond A. Connelly having since died on November 15, 2005, and upon his death, title in and to the subject property vested in Betty B. Connelly as the sole surviving tenant by the entirety.

This Instrument is being executed on behalf of Betty B. Connelly pursuant to a Power of Attorney executed by same on the 9th day of May 2007, of record in Instrument Number 20070511005686 , Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Encumbrances

(a) Taxes for the year 2007 and subsequent years, a lien not yet due and payable, which have been prorated and assumed by the Grantee. Map 082-09, Parcel 469

(b) Matters shown on the Plan of record in Book 57, Page 101, Register's Office for Davidson County, Tennessee.

(c) Survey by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S.#1512, dated April 17, 2007, as Job Number 07081A, indicates the following:

(a) Fencing and gates in southeasterly portion

(b) Overhead utilities crossing in central portion

All as more particularly shown on said survey.