Davidson County DEEDWARR
Recvd: 05/25/07 10:51 4 pgs
Fees:23.00 Taxes:13468.00
20070525-0062546

SPECIAL 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**
2207 Crestmoor Road Partners 2207 Crestmoor Road, Suite 101 Nashville, Tennessee 37215	Same	117-10-77

State of Tennessee)
County of ~~Williamson~~ Davidson)

The actual consideration or value for this transfer, whichever is greater, is $3,640,000.00

JOHN D. CLAYTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Sworn to and subscribed before me this 23rd day of May 2007.

My commission expires: 9/22/07

Notary Public

My Commission Expires SEPT. 22, 2007

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, **Crestmoor, L.P.** (the "Grantor"), a Tennessee limited partnership, has this day bargained and sold and does hereby transfer and convey unto the said **2207 Crestmoor Road Partners** (hereinafter "Grantee"), a Tennessee general partnership, its successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** hereto which is incorporated herein.

THIS IS IMPROVED PROPERTY KNOWN AS: 2207 Crestmoor Road, Nashville, Tennessee 37215.

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 itself, its successors, assigns, and representatives to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

Witness its hand this 24th day of May 2007.

GRANTOR: Crestmoor, L.P., a Tennessee limited partnership

By Its General Partner: Aries Atlanta Company, a Tennessee corporation

By: _____
Patricia R. Young, Asst. Secretary

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Notary Public, of the State and County mentioned, personally appeared Patricia R. Young, 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 Assistant Secretary of Aries Atlanta Company, a Tennessee corporation, the General Partner of **Crestmoor, L.P.**, a Tennessee limited partnership, the within-named bargainor, and that she, as such Assistant Secretary of the General Partner, executed the foregoing instrument for the purpose therein contained, by signing her name as Assistant Secretary of Aries Atlanta Company, the General Partner of the Partnership, on behalf of herself and the Partnership, and that she is authorized to execute the foregoing instrument on behalf of the Partnership.

Witness my hand and seal, at office in Brentwood, Tennessee, this 24th day of May 2007.

_____
NOTARY PUBLIC

REBECCA L. CAREY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
1-30-10

EXHIBIT A

[Legal Description]

Land located in the 25th Councilmanic District of Davidson County, Tennessee being Lot No. 1 as shown on the Plan of Hillsboro View Re-Subdivision of Lots I & 2 as recorded in Plat Book 8250, Page 121, R.O.D.C., TN and according to a survey by R.L. Montoya Land Surveying, Inc., dated April 12, 2007 as follows:

Beginning at an iron rod (old) in the north rnargin of Crestmoor Road, said point being the south east corner of this lot and the south west corner of 2103 Crestmoor Partnership as of record in Book 8742, Page 944 R.O.D.C., TN; thence, along the north margin of Crestmoor Road North 87 degrees 00 minutes 13 seconds West 289.24 feet to an iron rod (old) said point being the south west corner of this lot, the south east corner of Steven T. Church Trustee as of record in Deed Book 9219 Page 222 R.O.D.C., TN; thence, leaving the north margin of Crestmoor Road along the west line of this lot North 02 degrees 59 minutes 28 seconds East 175.14 feet to an iron rod (old) in the south line of Clifton E. and Patricia McPherson, Jr. as of record in Deed Book 10,510 Page 768 R.O.D.C., TN, thence, along the north line of this lot the south line of McPherson Jr., Hood Hills Road and Calvary Methodist Church of record in Deed Book 3069, Page 81 R.O.D.C., TN, South 86 degrees 59 minutes 59 seconds East 286.49 feet to an iron rod (old), said point being the north west corner of 2103 Crestmoor Partnership, thence, along the east line of this lot South 02 degrees 05 minutes 24 seconds West 175.14 feet to the point of beginning, containing 50,412.7 square feet, 1.16 acres more or less, pursuant to the ALTA survey prepared by Rocky L. Montoya, Tennessee License No. 697, of R. L. Montoya-Land Surveying, Inc., dated April 12, 2007 and revised on May 15, 2007.

Being the same property conveyed to Crestmoor, L.P. by Warranty Deed from Greencrest Partners, L.P., a Tennessee limited partnership, of record in Book 11299, page 419, Register's Office for Davidson County, Tennessee.

EXHIBIT B

[Permitted Exceptions]

1. Taxes for the year of 2007 a lien, not yet due and payable. Payment thereof expressly assumed by the Grantee.

2. Subject to all matters shown on the Plan of Hillsboro View Resubdivision of Lots 1 & 2, of record in Plat Book 8250, page 121, Register's Office for Davidson County, Tennessee.

3. Assignment & Assumption of Leases by and between Greencrest Partners, L.P. a Tennessee limited partnership, assignor and Crestmoor, L.P., a Tennessee limited partnership, assignee, of record in Book 11299, page 424, said Register's Office.

4. Memorandum of Lease by and between Crestmoor, L.P., a Tennessee limited partnership, lessor and Branch Banking and Trust Company, a North Carolina state banking corporation, lessee, of record in Instrument No. 20070212-0017586, said Register's Office.

5. Rights of others as tenants only under unrecorded leases.

6. All things and matters appearing on the survey prepared by Rocky L. Montoya, Tennessee License No. 697, of R. L. Montoya-Land Surveying, Inc., dated April 12, 2007 and revised on May 15, 2007.