Davidson County DEEDWARR
Recvd: 05/30/07 10:49 5 pgs
Fees:28.00 Taxes:3751.80
20070530-0063964

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MSP)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Numbers:
McGavock Street Partners, LLC 115 16th Avenue South Nashville, Tennessee 37203	Same	93-9/168 93-9/169 93-9/170

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CGM PARTNERS, a Tennessee general partnership (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to MCGAVOCK STREET PARTNERS, LLC, a Tennessee limited liability company, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference:

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 1120, 1122 and 1124 McGavock Street, Nashville, Tennessee.

Said property is conveyed subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but no further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument as of the 23 day of May, 2007.

CGM PARTNERS

By: _____
Mary G. McGrath, Managing Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Mary G. McGrath, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Managing Partner of CGM Partners, and is authorized to execute this instrument as the Managing Partner of the CGM Partners.

WITNESS my hand, at office, this 23rd day of May, 2007.

_____
Notary Public

My Commission Expires:

May 22, 2010

MICHAEL S. PEEK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $1,014,000.00

MCGAVOCK STREET PARTNERS, LLC

By: _____
James W. Caden, Jr., President

Sworn to and subscribed before me this 29th day of May, 2007.

_____
Notary Public

MARY JAN DIONNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
3/20/10

EXHIBIT A

Property Description

LAND SITUATED IN THE NINETEENTH COUNCILMANIC DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING LOTS 92, 94, AND 96, AS SHOWN ON THE PLAN OF MCNAIRY'S WEST NASHVILLE LOTS, OF RECORD IN PLAT BOOK 9, PAGE 322, R.O.D.C., LOCATED ON THE NORTHERLY MARGIN OF MCGAVOCK STREET, EAST OF TWELFTH AVENUE SOUTH, AND WEST OF ELEVENTH AVENUE SOUTH, BEING THE SAME PROPERTY CONVEYED TO CGM PARTNERS FROM MARY G. MCGRATH, TRUSTEE OF THE MARY N. GAINER MARITAL TRUST, OF RECORD IN INSTRUMENT NUMBER 20051019-0125849, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY J. ALAN CUMMINGS, TRLS # 2361, OF CRAWFORD LAND SURVEYORS, P.C., DATED 2/09/07, LAST REVISED 5/22/07, PROJECT NO. 07002ALTA, AS FOLLOWS:

BEGINNING AT AN IRON PIN (SET) IN THE NORTHERLY MARGIN OF MCGAVOCK STREET (49.5' R.O.W.), SAID IRON PIN BEING NORTH 62° 34' 53" EAST 100 FEET FROM THE EASTERLY RIGHT-OF-WAY OF TWELFTH AVENUE SOUTH (49.5' R.O.W.), AND BEING THE SOUTHEAST CORNER OF LOT 98, AND THE SOUTHWEST CORNER OF LOT 96, AS SHOWN ON THE PLAN OF MCNAIRY'S WEST NASHVILLE LOTS, OF RECORD IN PLAT BOOK 9, PAGE 322, R.O.D.C., TN;

THENCE ALONG OR NEAR THE EASTERLY LINE OF SAID LOT 98, NORTH 27° 12' 07" WEST A DISTANCE OF 169.00 FEET TO AN IRON PIN SET IN THE SOUTHERLY MARGIN OF ALLEY NUMBER 236 (15' R.O.W.);

THENCE ALONG OR NEAR SAID MARGIN OF ALLEY, NORTH 62° 34' 53" EAST, A DISTANCE OF 150.00 FEET TO A POINT, AND BEING THE NORTHWEST CORNER OF LOT 90, AS SHOWN ON MCNAIRY'S PLAN OF WEST NASHVILLE, OF RECORD IN DEED BOOK 1025, PAGE 209, R.O.D.C., AND BEING THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE WITH WESTERLY LINE OF SAID LOT 90, SOUTH 27° 12' 07" EAST, A DISTANCE OF 169.00 FEET TO A POINT IN THE NORTHERLY MARGIN OF MCGAVOCK STREET; THENCE WITH SAID MARGIN OF MCGAVOCK STREET, SOUTH 62° 34' 53" WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.58 ACRES MORE OR LESS.

THE SOURCE OF THE METES AND BOUNDS LEGAL DESCRIPTION SET FORTH ABOVE IS THE ABOVE-DESCRIBED SURVEY.

EXHIBIT B

Encumbrances

1. Taxes for the year 2007, a lien, which are not yet due and payable. Tax Parcel Nos. 93-9/168, 93-9/169, 93-9/170.

2. Terms and conditions of the Party Wall Agreement of record in Book 2637, page 489, Register's Office for Davidson County, Tennessee.

3. Rights of tenants in possession as Tenants only under unrecorded leases, including without limitation the rights of Education Networks of America, Inc. under that certain Lease between Grantor and Education Networks of America, Inc. dated October 19, 2005.

4. All matters shown on the ALTA/ACSM Land Title Survey of the property dated February 9, 2007 prepared by J. Alan Cummings, R.L.S. No. 2361, as last revised on May 22, 2007.