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

Davidson County DEEDWARR
Recvd: 05/31/07 08:36 4 pgs
Fees:23.00 Taxes:3828.77
20070531-0064360

File No. 20403-6
Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Advent Property Holdings, LLC 4942 Tyne Valley Blvd. Nashville, TN 37220	New Owner	Map 118-8 Parcel 045

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, MELROSE PARTNERS, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ADVENT PROPERTY HOLDINGS, LLC, a Tennessee 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 commonly known as 2320, 2322, and 2324 Cruzen Street, Nashville, TN 3711.

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 30th day of May 2007.

MELROSE PARTNERS, LLC
a Tennessee limited liability company

By: _____
James L. Paradise, Jr., Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared James L. Paradise, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Melrose Partners, LLC, a Tennessee limited liability company, and who further acknowledged that he, as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Chief Manager for the said limited liability company.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of May 2007.

NOTARY PUBLIC
My Commission Expires: 3/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,034,801.50

Affiant

Subscribed and sworn to before me this 30th day of May 2007.

Notary Public
My commission expires 3/22/09

EXHIBIT "A"
Legal Description

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Consolidation of Lots 253, 254, and 255, Grandview Heights, as of record in Instrument No. 20040308-0026443, amending Plat Book 161, Page 169, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an iron pin set at the intersection of the northerly right-of-way of Melrose Avenue (50 feet) and the easterly right-of-way of Cruzen Street (50 feet), said pin being the Southwest corner of the herein described Lot; thence, with said right-of-way of Cruzen Street, North 20° 59' 29" West, a distance of 150.00 feet to an iron pin set near the Southwest corner of property owned by Terry L. Atwood and David M. Dodd, Instrument No. 200009140914343, said Register's Office; thence, leaving said right-of-way and along or near the line of Atwood and Dodd, North 69° 00' 31" East, a distance of 150.00 feet to an iron pin set in the westerly margin of Alley No. 1839 (15 feet); thence, with the westerly margin of said Alley, South 20° 59' 29" East, a distance of 150.00 feet to an iron pin set at the Southeast corner of the herein described Lot; thence, with the northerly right-of-way of Melrose Avenue South 69° 00' 31" West, a distance of 150.00 feet to the point of BEGINNING, containing 22,500 square feet or 0.52 acres, more or less.

BEING part of the same property conveyed to Triangle Leasing, a partnership, by Special Warranty Deed dated May 13, 1986, from Comfort Control, Inc., a Tennessee corporation, of record in Book 6855, Page 352, and by Warranty Deed dated August 20, 1997. from Robert L. Chambers, of record in Book 10576, Page 616, Register's Office for Davidson County, Tennessee. The said Triangle Leasing, a Tennessee partnership, conveyed its interest to Melrose Partners, LLC, a Tennessee limited liability company, by Quitclaim Deed dated December 23, 2003, of record in Instrument No. 20040227-0022373, 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 118-08-0, Parcel 045.00

(b) No insurance is afforded as to the exact amount of acreage contained in the property described herein.

(c) Matters shown on the Plan of record in Instrument No. 20040308-0026443, amending Plat Book 161, Page 169, Register's Office for Davidson County, Tennessee

(d) Stormwater Detention Agreement of record in Instrument No. 20040127-0010450, said Register's Office.

(e) Matters shown on the ALTA/ACSM Land Title Survey of Parcel 45, Map 118-8, by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. #1512, dated April 27, 2007, as Job Number 07075-1MHC.