Return to: First Title and Escrow Company, Inc.
File number 26391 Box 9b

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/31/07 11:55 3 pgs
Fees:18.00 Taxes:2310.41

20070531-0064658

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $624,435.00.

Affiant

Subscribed and sworn to me on May 23, 2007.

NOTARY PUBLIC

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Law Office of John Cobb Rochford, PLLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Viars Properties, LLC 5900 Robert E. Lee Court Nashville, TN 37215	Viars Properties, LLC 4001 Hillsboro Road Nashville, TN 37215	117-14-0-B-130.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Bedford Commons II, LLC, a Tennessee limited liability company, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto Viars Properties, LLC, a Tennessee limited liability company, hereinafter called "GRANTEE," its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 130, together with parking space No. 130, and the appurtenant interest in the common elements of Bedford Commons II Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20061027-0133507, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Schedule 3 to the aforementioned Master Deed and being located upon Lot No. 2 of the Plan of Bedford Avenue Subdivision Phase 2 of record in Instrument NO. 20050929-0116962, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Bedford Commons II, LLC, a Tennessee limited liability company, by deed dated May 11, 2006 from Bedford Avenue Developers, a Tennessee general partnership, of record in Instrument No. 20060512-0056272, Register's Office for Davidson County, Tennessee.

This conveyance includes parking space number 130 as Limited Common Element(s).

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County and subsequent taxes are assumed by the Grantee;
2. Declaration of Covenants, Conditions, and Restrictions of record as Instrument No. 20050406-0038094, First Supplemental Declaration of record as Instrument No. 20050609-0066029, Second Supplemental Declaration of record as Instrument No.

20050621-0070753, and Third Supplemental Declaration of record as Instrument No. 20060831-0107993, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons;

3. Master Deed of Bedford Commons II Condominiums (with Covenants, Conditions and Restrictions) of record as Instrument No. 20061027-0133507, said Register's Office;
4. Articles of Organization of Bedford Commons II, LLC of record as Instrument No. 20050712-0080847, said Register's Office;
5. Charter of Bedford Commons II Condominium Association, Inc. of record as Instrument No. 20061101-0135853, said Register's Office;
6. Charter of Incorporation of Bedford Commons Association, Inc. of record in Instrument No. 20050411-0039751, said Register's Office;
7. Permanent Cross Access/Joint Use driveway Easement of record as Instrument No. 20050812-0095774, said Register's Office;
8. All matters appearing on the Final Plat of Bedford Avenue Subdivision, Phase 2, of record as Instrument No. 20050929-0116962, said Register's Office;
9. Stormwater Quality Agreement of record in Instrument No. 20060309-0027609, said Register's Office;
10. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.;
11. Storm water detention agreement of record in Instrument No. 20040928-0116720, said Register's Office;
12. Agreement for Dedication of Easement for Sanitary Sewers and/or storm drainage, water mains, pumps and appurtenances of record in Instrument No. 20060309-0027620, said Register's Office;
13. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3830 Bedford Avenue, Unit 130, Nashville, TN 37215.

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 does hereby covenant with the said GRANTEE that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever

defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS our hands on May 23, 2007.

Bedford Commons II, LLC,
a Tennessee limited liability company

By: _____

Its: Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Ed Cooper, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be a member of Bedford Commons II, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such member executed the foregoing instrument for the purposes therein contained, by signing for Bedford Commons II, LLC, a Tennessee limited liability company, by himself as member.

WITNESS MY HAND AND OFFICIAL SEAL, this the 23rd day of May, 2007.

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

_____
NOTARY PUBLIC

My Commission Expires:
1/3/2011