Davidson County DEEDWARR
Recvd: 06/08/07 14:31 4 pgs
Fees:23.00 Taxes:11655.00
20070608-0069046

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,150,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 7th day of June, 2007.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & Welch P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Davis Street Land Company of Tennessee II, L.L.C.
A Delaware limited liability company
622 Davis Street, Suite 200
Evanston, IL 60201

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

117-10

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert P. Sherman, Cathy I. Sherman, Ann S. Edelman and Jacob S. Sherman hereinafter referred to as Grantors, hereby transfers and conveys to Davis Street Land Company of Tennessee II, L.L.C. a Delaware limited liability company, hereinafter referred to as Grantee, and or its assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

See Attached Exhibit A

Being the same property conveyed to Robert P. Sherman by Installment Deed from Fred V. Peay, Jr., and wife, Sarah Parker Peay, of record in Book 4330, page 214 Register's Office for Davidson County, Tennessee and by Installment Deed from James Tilford Adamson and wife, Martha W. Adamson of record in Book 4330, page 218 said Register's Office. The said Robert P. Sherman having conveyed a one-half undivided interest to Joan Green Sherman by deed of record in Book 4920, page 512, said Register's Office. For the purpose of creating a tenancy by the entireties, the said Robert P. Sherman conveyed his interest in the subject property to Robert P. Sherman and wife Denise A. Sherman by Quitclaim Deed of record in Book 9469, page 312 said Register's Office. The said Denise A. Sherman later conveyed her interest in the subject property to Robert P. Sherman by Quitclaim Deed of record in Book 9791, page 970 said Register's Office. The said Joan Green Sherman having

since died and by her Last Will and Testament of record in Book 6166, page 613 said Register's Office devised the subject property to her children Jacob S. Sherman, Cathy I. Sherman and Ann Edelman, which testamentary transfer is further evidenced by Quitclaim Deed from Edward R. Stolman, Executor of the Estate of Joan G. Stolman, deceased to Jacob S. Sherman, Cathy I. Sherman and Ann S. Edleman, a one-sixth undivided interest each of record in Instrument No. 200007070067761 Register's office for Davidson County, Tennesseee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All Matters shown on the Plan of A.R. Green's Subdivision of part of Bock "D" in Hillsboro Views Development Co's Subdivision of record in Plat Book 1130, Page 35 Register's Office for Davidson County, Tennessee.

All Matters shown on the survey by R. Scot Cherry, Cherry Land Surveying, RLS No. 1512 dated May 17, 2007

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3808 Cleghorn Ave., 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 7th day of June, 2007.

Ann S. Edelman by Jacob S. Sherman Attorney in Fact

Ann S. Edelman by Jacob S. Sherman
Attorney in fact

Jacob S. Sherman

Robert P. Sherman

Cathy I. Sherman by Jacob S. Sherman Attorney in Fact

Cathy I. Sherman by Jacob S. Sherman
Attorney in fact.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jacob S. Sherman, with whom I am personally acquainted and who proved himself to be the attorney in fact of Ann S. Edelman, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of June, 2007.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jacob S. Sherman, with whom I am personally acquainted and who proved himself to be the attorney in fact of Cathy I .Sherman, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of June, 2007.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert P. Sherman and Jacob S. Sherman, with whom I am personally acquainted and, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of June, 2007.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A

3808 CLEGHORN
NASHVILLE, TENNESSEE
LEGAL DESCRIPTION

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING PART OF LOTS 1 AND 2 ON THE PLAN OF A.R. GREENE'S SUBDIVISION OF PART OF BLOCK "D" IN HILLSBORO VIEWS DEVELOPMENT COMPANY'S SUBDIVISION, AS OF RECORD IN PLAT BOOK 1130, PAGE 35, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN EXISTING IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF CLEGHORN AVENUE, 60 FEET IN WIDTH, AT A CORNER COMMON WITH H.K. ENTERPRISES, INC., AS OF RECORD IN DEED INSTRUMENT 200203190034136, AT SAID REGISTER'S OFFICE, BEING THE SOUTHWEST CORNER OF THIS TRACT;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF CLEGHORN AVENUE, NORTH 19 DEG 29 MIN 46 SEC EAST, 126.55 FEET TO AN SET;

THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 30.46 FEET, WITH A RADIUS OF 270.00 FEET, THE CENTRAL ANGLE OF WHICH IS 06 DEG 27 MIN 52 SEC TO AN EXISTING IRON ROD AT A CORNER COMMON WITH G.H. COMPANY, LLC., AS OF RECORD IN DEED BOOK 11495, PAGE 916, AT SAID REGISTER'S OFFICE;

THEN LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF CLEGHORN AVENUE WITH THE SOUTHERLY PROPERTY LINE OF G.H. COMPANY, LLC., SOUTH 86 DEG 38 MIN 08 SEC EAST, 237.53 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH GREEN HILLS COMMONS, LLC., AS OF RECORD IN DEED BOOK 10216, PAGE 69, AT SAID REGISTER'S OFFICE;

THENCE WITH THE WESTERLY PROPERTY LINE OF GREEN HILLS COMMONS, LLC., AND BATTLESHIP, LLC., AS OF RECORD IN DEED BOOK 11495, PAGE 893, AT SAID REGISTER'S OFFICE, SOUTH 20 DEG 41 MIN 00 SEC WEST, 224.17 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH SAID H.K. ENTERPRISES;

THENCE WITH THE NORTHERLY PROPERTY LINE OF H.K. ENTERPRISES, NORTH 70 DEG 12 MIN 49 SEC WEST, 223.86 FEET TO THE POINT OF BEGINNING, CONTAINING 43,019 SQUARE FEET (0.99 ACRES MORE OR LESS).

