Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Michael Botti and wife, Marguerite Botti 102 Fairmont Sq Nashville TN 37203	Same	104-06G Parcel 2CO

This instrument prepared by: **Charles S. Sanger**
Boult Cummings Conners & Berry PLC
1600 Division Street, Suite 700
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 06/18/07 13:29 3 pgs
Fees:18.00 Taxes:910.20

20070618-0072624

LIMITED WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **SOUTH PACIFIC ISLAND, L.P.** ("**Grantor**") has bargained and sold, and hereby transfers and conveys to **MICHAEL BOTTI and wife, MARGUERITE BOTTI** ("**Grantee**"), their heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their heirs and assigns, forever.

Grantor covenants to warrant and forever defend the title to the Property to Grantee, their heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise. This conveyance, however, is expressly subject to the following:

1. Taxes for the year 2007, a lien, which are not yet due and payable.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $246,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2007.

Notary Public
My Commission Expires 9-19-09

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

1579596 v1
101903-000 06/12/07

2. Master Deed and Bylaws of record in Book 6445, page 612, page 6484, page 111 and Book 6653, page 895, Register's Office for Davidson County, Tennessee.

3. Charter of record in Book 6491, page 842, Book 7555, page 377 and Book 7866, page 382, said Register's Office.

4. All matters appearing on the Plan of record in Plat Book 6250, page 310, Register's Office for Davidson County, Tennessee.

This is improved property, known as **102 Fairmont Square; Nashville, Tennessee 37203**.

Executed this 13 day of June, 2007.

SOUTH PACIFIC ISLAND, L.P.

By: MANNIX INC., its general partner

By: Gustav A Blomquist Jr
Title: SECRETARY-TREASURER

STATE OF North Carolina)
COUNTY OF Guilford)

Before me, GILLIAN A BRAY the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared GUSTAV A. BLOMQUIST, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the SECRETARY-TREASURER of Mannix, Inc., general partner ("General Partner") of South Pacific Island, L.P. (the "Partnership"), the within named bargainor, a _____ limited partnership and that as such SECRETARY-TREASURER of the General Partner of the Partnership, he/she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the General Partner by himself/herself as such MANNIX, INC.

WITNESS my hand and seal at office in Guilford County, N. Carolina, this the 15th day of June, 2007.

Gillian A. Bray
Notary Public
My Commission Expires: 3/31/09

GILLIAN A. BRAY NOTARY PUBLIC GUILFORD COUNTY, NC

EXHIBIT A
LEGAL DESCRIPTION

A condominium apartment in Davidson County, Tennessee, being Unit No. 102 of Fairmont Square Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 6250, page 310, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to South Pacific Island, LP by deed from Todd A. McCullough of record as Instrument #20010504-0046110, said Register's Office.