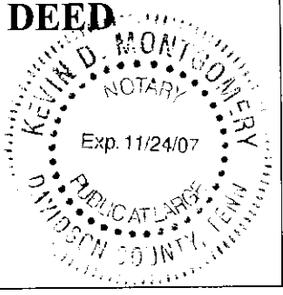
SPECIAL WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $999,132.00.

Affiant

Subscribed and sworn to me on July 27, 2007.

NOTARY PUBLIC

My Commission Expires: 1/3/11

BOX 10-A

Davidson County DEEDWARR
Recvd: 07/30/07 11:18 3 pgs
Fees:18.00 Taxes:3696.79

20070730-0090004

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Barbara G. Chazen 3826 Bedford Ave., Unit 201 Nashville, TN 37215	SAME	117-14-0B-201.00

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 Barbara G. Chazen, a married woman, hereinafter called "GRANTEE," her 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. 201, together with parking spaces 8 and 20, 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 on 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.

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 grantees; and
2. Declarations of Covenants, Conditions and Restrictions for Bedford Commons of record in Instrument No. 20050406-0038094, supplemented in Instrument No. 20050609-0066029, Instrument No. 20050621-0070753, and Instrument No. 20060831-0107993, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any,

based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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); and

3. Charter of Incorporation of Bedford Commons II Condominium Association, Inc. of record in Instrument No. 20061101-0135853, Register's Office for Davidson County, Tennessee; and
4. Charter of Incorporation of Bedford Commons Association, Inc. of record in Instrument No. 20050411-0039751, said Register's Office; and
5. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Bedford Commons II Condominiums, of record in Instrument No. 20061027-0133507, said Register's Office; and
6. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. 66-27-101, et seq.; and
7. All matters appearing on the Plan of record as Instrument No. 20050929-0116962, said Register's Office; and
8. Permanent Cross Access/ Joint Use Driveway Easement of record in Instrument No. 20050812-0095774, said Register's Office; and
9. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances or record in Instrument No. 20060309-0027620, said Register's Office; and
10. Storm Water Quality Agreement of record in Instrument No. 20060309-0027609, said Register's Office; and
11. Storm Water Detention Agreement of record in Instrument No. 20040928-0116720, said Register's Office; and
12. Subject to all matters of record in Plat Book 974, Pages 64 and 65, said Register's Office; and
13. Articles of Organization of Bedford Commons II, LLC, of record as Instrument No. 20050712-0080847, said Register's Office; and
14. 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 3826 Bedford Avenue, Unit 201, 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, her 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, her successors and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

WITNESS our hands on July 27, 2007.

Bedford Commons II, LLC,
a Tennessee limited liability company

By:_____
Ed Cooper

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 himself 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 27th day of July, 2007.

_____
NOTARY PUBLIC

My Commission Expires:
1/3/2011

