SPECIAL WARRANTY DEED

FROM: THE ESTATE OF ROBERT C. ASH, Grantor

TO: NASHVILLE URBAN VENTURE, LLC, Grantee

This instrument was prepared by:
Nicholas G. Barca
Stites & Harbison PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

Address New Owner (s)	Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes	Tax Parcel Numbers
Nashville Urban Venture, LLC 138 2nd Avenue N. Suite 300 Nashville, TN 37201	SAME	09313008600 and 09313008700

Davidson County DEEDWARR
Recvd: 07/31/07 13:58 6 pgs
Fees:33.00 Taxes:6475.00
20070731-0090859

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Million Seven Hundred Fifty Thousand and No/100 Dollars ($1,750,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 30th day of July, 2007.

Notary Public
My Commission Expires: My Commission Expires 03/21/2009

FOR AND IN CONSIDERATION OF the sum of One Million Seven Hundred Fifty Thousand and No/100 Dollars ($1,750,000.00), the receipt and sufficiency of which are hereby acknowledged, THE ESTATE OF ROBERT C. ASH ("Grantor") has bargained and sold, and by these presents does transfer and convey unto NASHVILLE URBAN VENTURE, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A

attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 12th Avenue and Pine Street, Nashville, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its heirs, successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 30 day of July, 2007.

Robert M. Boerner, Executor and Trustee of the
Estate of Robert C. Ash

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, FRAN Y. OROSON, a Notary Public of said County and State, Robert M. Boerner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the Executor and Trustee of the Estate of Robert C. Ash, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 30th day of July, 2007.

Notary Public

My Commission Expires: My Commission Expires 03/21/2009

Fran Y. Oroson State of Tennessee Notary Public Davidson County

10716N:070732:742276:2:NASHVILLE

EXHIBIT A

Property Description

TRACT NO. 1:

BEING PARTS OF LOTS NOS. 342, 343 AND 344 ON THE PLAN OF MCNAIRY'S WEST NASHVILLE LOTS, AS OF RECORD IN MINUTE BOOK "C", PAGES 136 AND 137, AND PLAN BOOK 1, PAGE 15, CHANCERY COURT AT NASHVILLE, DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF 12TH AVENUE SOUTH AND PINE STREET; THENCE WITH THE WESTERLY MARGIN OF 12TH AVENUE SOUTH, NORTHERLY 87 FEET 6 INCHES TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO HENRY D. RICHARDSON BY DEED FROM ALLEN DOBSON AND WIFE, OF RECORD IN BOOK 1139, PAGE 335, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH HIS SOUTHERLY LINE, WESTERLY 141 FEET TO A 9-FOOT PRIVATE ALLEY SET APART FOR THE USE OF THIS LOT AND THE LOT IMMEDIATELY NORTH AND SOUTH OF IT, BY DEAD TO C. G. STEPHENS FROM WILLIAM SIMMONS AND WIFE, OF RECORD IN BOOK 195, PAGE 179, SAID REGISTER'S OFFICE; THENCE WITH SAID ALLEY, SOUTHERLY 87 FEET 6 INCHES TO THE NORTHERLY MARGIN OF PINE STREET; THENCE WITH SAID STREET, EASTERLY 141 FEET TO THE BEGINNING.

TRACT NO. 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 345, ON THE MAP OF MCNAIRY'S WEST NASHVILLE PLAN OF LOTS, OF RECORD IN PLAN BOOK 1, PAGE 15, OF THE CHANCERY COURT AT NASHVILLE, ALSO OF RECORD IN MINUTE BOOK "C", PAGE 136, OF SAID COURT, AND OF RECORD IN BOOK 9, PAGE 322, OF THE REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT FRONTS 50 FEET ON THE NORTHERLY SIDE OF PINE STREET AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET TO AN ALLEY.

TRACT NO. 3:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS NOS. 342, 343 AND 344 ON THE PLAN OF MCNAIRY'S WEST NASHVILLE LOTS, AS OF RECORD IN MINUTE BOOK "C", PAGES 136 AND 137, AND IN PLAN BOOK 1, PAGE 15, CHANCERY COURT FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF 12TH AVENUE SOUTH, FORMERLY MCNAIRY STREET, 87 FEET 6 INCHES NORTHERLY FROM THE NORTHWEST CORNER OF THE PINE STREET, AND SAID 12TH AVENUE SOUTH; AND RUNNING THENCE NORTHERLY, WITH THE WESTERLY SIDE OF SAID 12TH AVENUE SOUTH, 87 FEET 6 INCHES TO AN ALLEY; THENCE WESTERLY, WITH THE SOUTHERLY MARGIN OF SAID ALLEY, 141 FEET TO A 9-FOOT PRIVATE ALLEY SET APART FOR THE USE OF THIS LOT AND THE LOT IMMEDIATELY SOUTH OF 1T, BY DEED TO ANNIE SIMMONS ALLEN FROM WM. SIMMONS AND WIFE, OF RECORD IN BOOK 174, PAGE 255, REGISTER'S OFFICE FOR SAID COUNTY; THENCE SOUTHERLY, WITH THE EASTERLY MARGIN OF SAID PRIVATE ALLEY, 87 FEET 6 INCHES TO A POINT 87 FEET 6 INCHES NORTHERLY FROM PINE STREET; AND THENCE EASTERLY 141 FEET TO THE BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO ROBERT C. ASH, D/B/A ASH-MCNEIL WELDING SUPPLY COMPANY, A PROPRIETORSHIP BY WARRANTY DEED FROM DOUGLAS E. MCNEIL, ONE OF THE PARTNERS IN THE ASH-MCNEIL WELDING SUPPLY COMPANY, A PARTNERSHIP, RECORDED ON THE 23RD DAY OF SEPTEMBER, 1969 IN BOOK 4367, PAGE 293, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

LESS AND EXCEPT

BEGINNING AT A POINT ON THE EXISTING RIGHT-OF-WAY (ROW) INTERSECTION OF 12TH AVENUE SOUTH AND PINE STREET, SAID POINT BEING THE SOUTH WEST PROPERLY CORNER AND MARKED BY A TACK; THENCE ALONG SAID EXISTING ROW S 62 DEG 45 MIN 48 SEC W A DISTANCE OF 141.01 FEET TO A POINT; THENCE N 27 DEG 19 MIN 43 SEC W A DISTANCE OF 2.23 FEET TO A POINT; THENCE LEAVING SAID EXISTING ROW N 63 DEG 09 MIN 46 SEC E A DISTANCE OF 114.78 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A LENGTH OF 23.56 FEET, AN INTERIOR ANGLE OF 90 DEG 00 MIN 00 SEC, AND A CHORD BEARING AND DISTANCE OF N 18 DEG 09 MIN 46 SEC E, 21.21 FEET; THENCE N 26 DEG 50 MIN 14 SEC W A DISTANCE OF 161.63 FEET; THENCE N 62 DEG 48 MIN 00 SEC E A DISTANCE OF 11.25 FEET; THENCE S 26 DEG 50 MIN 14 SEC E A DISTANCE OF 177.95 FEET TO THE TRUE AND ACTUAL POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO METROPOLITAN DEVELOPMENT AND HOUSING AGENCEY BY WARRANTY DEED FROM ROBERT C. ASH D/B/A ASH-MCNEIL WELDING SUPPLY COMPANY, A PROPRIETORSHIP, RECORDED ON THE 12TH DAY OF MAY, 2003 IN INSTRUMENT NO. 20030512-0063425, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Encumbrances

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF MCNAIRY'S WEST NASHVILLE LOTS, as recorded in Minute Book C, Page(s) 136 & 137 and Plat Book 1, Page 15, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

2. County taxes for the year 2007 and thereafter for tax parcel number 09313008600 and 09313008700, not yet due and payable.