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Davidson County DEEDWARR
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Fees:18.00 Taxes:999.00
20070731-0090996

SPECIAL WARRANTY DEED

FROM: Germantown Partners, LLC,
Grantor

TO: Dennis W. Clark,
Grantee

This instrument was prepared by:
Timothy L. Meyer, Esq.
Stites & Harbison PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

Address New Owner (s) as follows:

Dennis W. Clark
3756 Hillsboro Road
Nashville, TN 37215

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

Same

Map-Parcel Numbers

08209028100

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Seventy Thousand and NO/100 Dollars ($270,000.00).

Affiant

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

Notary Public

My Commission Expires: 3/7/11

A. NICOLE SLAUGHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 7, 2011

FOR AND IN CONSIDERATION OF the sum of Two Hundred Seventy Thousand and NO/100 Dollars ($270,000.00), the receipt and sufficiency of which are hereby acknowledged, Germantown Partners, LLC (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Dennis W. Clark (the "Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, commonly known as 1201 Fifth Avenue North Unit 101, Summer Street Lofts, Nashville, Tennessee and more particularly described as:

> Land in Davidson County, Tennessee, being Unit 301, SUMMER STREET LOFTS, as established under Master Deed of record as Instrument No. 20060210-0016660, amended of record as Instrument No. 20060919-0116175, further amended of record as Instrument No. 20061215-0154790, all in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with all fixtures, limited common elements appurtenant thereto, including without limitation Parking Space 11 and together with that Limited Common Element shown as Limited Common Area for Unit 303 as shown on the improvements, buildings and structures located thereon (collectively, the "Property").
>
> Being part of the same property conveyed to GERMANTOWN PARTNERS, LLC, by deed from METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, of record as Instrument No. 20030131-0013511, dated January 31, 2003, said Register's Office.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit A 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 the Grantee, his heirs, successors and assigns forever.

And Grantor does covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit A and any other matters of record, to which this conveyance is expressly made subject.

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

GERMANTOWN PARTNERS, LLC, a Tennessee limited liability company

By: _____

Printed Name: Andree Akers LeQuire

Title: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, A. Nicole Slaughter a Notary Public of said County and State, personally appeared Andree Akers LeQuire, with whom I ~~am~~ personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Chief Manager (or other officer authorized to execute the instrument) of GERMANTOWN PARTNERS, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as its Chief Manager.

Witness my hand and seal, at Office in Nashville, Tennessee this 30 day of July, 2007.

_____
Notary Public

My Commission Expires: 3/7/11

A. NICOLE SLAUGHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires

EXHIBIT A

Encumbrances

1. General or special taxes and assessments required to be paid in the year 2007 and subsequent years.

   Davidson County taxes for 2007, a lien, but not yet due and payable.

   Davidson County taxes for 2006, Map-Par. 082-09-0-281.00, $1,178.13, Paid. (contains more land)

   If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

2. Master Deed of record as Instrument No. 200602100016660, amended by First Amendment of record as Instrument No. 200609190116175 and further amended by Second Amendment of record as Instrument No. 200612150154790, Register's Office for said County.

3. Matters shown on the Plan of record as Instrument No. 200309120134224, revised of record as Instrument No. 200402240020831, said Register's Office.

4. Stormwater Detention Agreement of record as Instrument No. 20051114-0137101, said Register's Office.

5. Agreement for Dedication of Easement of record as Instrument No. 20051114-0137103, said Register's Office.

6. Matters shown on the Plan of record as Deed Book 10, page 606, said Register's Office.

7. Restrictive Covenants contained in instrument of record as Instrument No. 20030131-0013511, said Register's Office.

8. Restrictive Covenants contained in instrument of record as Book 11625, page 280, said Register's Office.