SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,011,000.00.

Sandra Davis

Affiant

Subscribed and sworn to me on September 18, 2007.

John Cobb Rochford

NOTARY PUBLIC

My Commission Expires: 4/3/11

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 09/21/07 09:39 4 pgs
Fees:23.00 Taxes:3740.70
20070921-0112859

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Morgan and Sandra Davis 3826 Bedford Ave., Unit 301 Nashville, TN 37215	Morgan and Sandra Davis 10 Whalers Bluff Newport Coast, CA 92657	117-14-0B-301.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, 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 Morgan Davis and wife, Sandra Davis, hereinafter called "GRANTEES," their 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. 301, together with parking spaces 13, 14 and 15, 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 301, 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 successors and assigns, forever, and GRANTOR does hereby covenant with the said GRANTEES 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 GRANTEES, their successors and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

WITNESS our hands on September 18, 2007.

Bedford Commons II, LLC,
a Tennessee limited liability company

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 18th day of Sept., 2007.

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

NOTARY PUBLIC

My Commission Expires:
1/3/11

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, John Webb, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-23-2010.

JOHN WEBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY