Return To:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $1,676,270.00

Subscribed and sworn before me this the 25th day of September, 2007

Affiant

(Affix Seal) RACHEL WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

COMMISSION EXPIRES 01/03/2011

Notary Public

Davidson County DEEDWARR
Recvd: 10/04/07 09:11 2 pgs
Fees:13.00 Taxes:6202.20

20071004-0118267

WARRANTY DEED

This instrument prepared by:

700589

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
D&C Property Investment, LLC
1423 & 1429 12th Avenue South
Nashville, Tennessee 37203

Send tax bills to:

Map 105-5, Parcel 175

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Del Real Estate, LLC

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

D&C Property Investment, LLC

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Tract 1:
Land in Davidson County, TN being the northerly part of Lot No. 16 on the Plan of Welcher's Addition to Nashville of record in Book 21, Page 97, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 16 fronts 50 feet, more or less, on the westerly side of 12th Avenue, South, as widened and runs back between lines 197.7 feet, more or less, on the north lines and 191.23 feet on the south line to the easterly margin of an alley, on which it measures 50 feet thereon.

Tract 2:
Land in Davidson County, TN, Being Lot No. 17 on the Map of Welcher's Addition of record in Book 21, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 101-1/2 feet on the westerly side of 12th Avenue, South formerly Kayne Avenue, an runs back between lines 185 feet on the northerly line and 170 feet on the southerly line to an alley in the rear measuring 100 feet thereon.

Tract 3:
Land in Davidson County, TN, being Lot No. 1 on the Plan of Edgehill Estates, Section 49, of record in Plat Book 4470, Page 35, Register's Office for Davidson County, Tennessee.

Said Lot no. 1 fronts 45.71 feet on the west margin of 12th Avenue, South, and extends back 187.18 feet on the south line and 193.77 feet on the north line, to a line on the rear, on which it measures 48 feet.

Being the same property conveyed to del Real Estate, LLC by Warranty Deed from Belmont Village Apartments, LLC. Of record in Instrument No. 20070606-0068025, Register's Office for Davidson County, Tennessee, dated May 31, 2007, and recorded June 6, 2007.

Subject to taxes for the year 2007, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 1423 & 1429 12th Avenue South, Nashville, TN, 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 25th day of September, 2007.

Del Real Estate, LLC
By: Bruce McNeilage, Authorized Agent

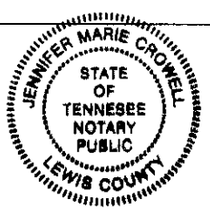
STATE OF TENNESSEE
COUNT OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, Bruce McNeilage with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Authorized Agent of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this 25th day of September, 2007.

My commission expires:

Jennifer Marie Crowell
Notary Public



Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010