Return to: File Box 9-B
First Title and Escrow Co., Inc.
2000 Richard Jones Rd. #110
Nashville, TN 37215
ftec file #27017

This Instrument Prepared By:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Priscilla Curnutte 240 Great Circle Drive Nashville, TN 37228	**Same**	Map 082-09 Parcel 134

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Athens Road Two, G.P., a Tennessee General Partnership,** ("Grantor"), hereby bargains and sells and does hereby transfer and convey unto **Priscilla Curnutte,** (referred to hereinafter as "Grantee"), their heirs and assigns, certain land located in Davidson County, Tennessee, as further described in **Exhibit A,** attached and incorporated by reference, and all rights to common areas and other rights associated therewith (the "Property"). This is improved property located at 1403 2nd Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the Grantee, their heirs and assigns forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has a good right to sell and convey the same, and that the same is unencumbered, except for (1) real estate taxes for 2007 (which are being prorated at closing and assumed by Grantee) and future years, liens but not yet due and payable; (2) matters

45296513.1

Davidson County DEEDWARR
Recvd: 10/12/07 12:33 6 pgs
Fees:33.00 Taxes:1295.00
20071012-0121486

that would be shown on an accurate survey of the Property; (3) Rights of the public use of that part of the land described herein within the bounds of 2nd Avenue North and an alley; (4) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCGAVOCK CITY PARK LOTS, as recorded in Plat Book 57, Page(s) 101; (5) such easements, restrictions, and other matters as appear of record, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building on the Property; (6) written leases as to a portion of the building conveyed herein.

In addition to the transfer and conveyance of the Property, the Grantor also hereby assigns to Grantee, and his heirs and assigns, any and all of Grantor's rights under leases pertaining to the Property, or any portion thereof.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims and demands of persons claiming by, through, or under Grantor, but not otherwise or further.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 19th day of September, 2007.

(Grantor)

Athens Road Two, G.P., a Tennessee General Partnership

By: J.D. Eatherly, Partner

By: Sandra G. Cantrell, Partner

By: Sue Ann Jennings, Partner

By: Edward T. Herbert, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $350,000.00.

(Affiant)

Subscribed and sworn to before me, this 19th day of September, 2007.

NOTARY PUBLIC

EMILY C. MAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:
5-23-09

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **J.D. Eatherly,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of Athens Road Two, G.P., the within named bargainor, a Tennessee General Partnership, and that he as such Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of September, 2007.

Notary Public

My commission expires:

_____

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Sue Ann Jennings,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Partner of Athens Road Two, G.P., the within named bargainor, a Tennessee General Partnership, and that she as such Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by herself as Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of September, 2007.

Notary Public

My commission expires:

_____

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Sandra G. Cantrell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Partner of Athens Road Two, G.P., the within named bargainor, a Tennessee General Partnership, and that she as such Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by herself as Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of September, 2007.

Notary Public

My commission expires:

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Edward T. Herbert,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of Athens Road Two, G.P., the within named bargainor, a Tennessee General Partnership, and that he as such Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of September, 2007.

Notary Public

My commission expires:

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

EXHIBIT "A"

Land in Davidson County, State of Tennessee, described as follows to-wit:
A tract of land lying in the 1st Civil District of Davidson County, Tennessee. Said tract being Parcel 134 on Tax Map 82-9, and also being part of Lot 78 and all of Lot 77 on the plan of McGavock City Park Lots, as recorded in Plat Book 57, page 101, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey by Phillip E. Holmes, Jr., A Tennessee Registered Land Surveyor No. 1728, dated December 10, 1998, as follows:

Beginning at an iron pin on the Westerly margin of 2nd Avenue North. Said point being 55 feet from the Northerly margin of Taylor Street.

1. Thence, leaving said margin of 2nd Avenue North, South 59 degrees 50' 25" West, 137.51 feet to a P.K. nail in the Easterly margin of a 10 foot alley (No. 505).

2. Thence, along the Easterly margin of said alley, North 30 degrees 23' 11" West, 95.00 feet to a P.K. nail.

3. Thence, leaving said alley, North 59 degrees 50' 25" East, 137.51 feet to an iron pin on the Westerly margin of 2nd Avenue North.

4. Thence, along said margin of 2nd Avenue North, South 30 degrees 23' 55" East, 95.00 feet to the point of beginning.

Being the same property conveyed to Athens Road Two, G.P., a Tennessee General Partnership, by Quitclaim Deed dated July 24, 2003, from Athens Road, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20030730-0107786, Register's Office for Davidson County, Tennessee.