Davidson County DEEDWARR
Recvd: 11/08/07 10:40 4 pgs
Fees:23.00 Taxes:1242.28

20071108-0131876

THIS INSTRUMENT PREPARED BY:

WHITE & REASOR, PLC (DMW)
3102 West End Avenue
Two American Center, Suite 1150
Nashville, TN 37203

Address New Owner:	*Send Tax Bills To:*	*Tax Map/Parcel No.:*
Gladstone Development, LLC 4521 Trousdale Drive Nashville, Tennessee 37204	Same	104-09-0C-001.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of all of which is hereby acknowledged, Rosalie Lee, as Executor for the Estate of Mary Frances Alexander ("Grantor"), has this day bargained and sold, and do hereby transfer and convey unto Gladstone Development, LLC, a Tennessee limited liability company ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit "A" attached hereto.

This is improved property known as Unit Number 1 of Gladstone Condominiums, 3803 West End Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

Grantor covenants and binds herself and her heirs and assigns to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor (other than claims arising out of the matters set forth on Exhibit "B"), but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument as of the 6th day of November, 2007.

"GRANTOR"

Rosalie Lee

Rosalie Lee, as Executor for the Estate of
Mary Frances Alexander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $335,750.00.

Rosalie Lee
Affiant

SUBSCRIBED AND SWORN to before me, this 6th day of November, 2007.

Pamela B. Hampton
Notary Public

My commission expires:

COMMISSION EXPIRES
MAY 08, 2011

PAMELA B. HAMPTON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Pamela B. Hampton a Notary Public for the State and County aforesaid, Rosalie Lee, as Executor for the Estate of Mary Frances Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of November, 2007.

Pamela B. Hampton
Notary Public

My commission expires:

COMMISSION EXPIRES
MAY 08, 2011

PAMELA B. HAMPTON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

EXHIBIT "A"

Legal Description

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1 on the Plan of Gladstone Condominiums, of record in Book 5200, page 543, as corrected in Deed Book 6150, page 778, Register's Office for said County, which plan and recorded thereof are incorporated herein and made a part hereof by reference, consisting of the condominium apartment on the westerly side of the first floor, the carport and storage area, all bearing the same number, such as shown and defined on Lot No. 165 on the Site Plan entitled Gladstone Condominiums, of record in Book 5200, page 543, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary F. Alexander in Instrument No. 20020405-0041749, Register's Office for Davidson County, Tennessee. The said Mary F. Alexander having since died. The property is now in the name of Rosalie Alexander Lee by Mary F. Alexander's Will.

EXHIBIT "B"

1. Taxes for the year 2008, a lien, which are not yet due and payable.

2. All matters shown on Plat recorded in Book 5200, page 543, as corrected in Book 6150, page 778, Register's Office for Davidson County, Tennessee.

3. Tennessee Conservation Easement of record in Book 6206, page 101, Register's Office for Davidson County.

4. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners 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 thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Gladstone, and recorded in Book 6068, page 473, as amended in Book 6077, page 942, Register's Office for Davidson County, Tennessee.

5. Rights of tenant in possession under unrecorded Lease by and between Rosalie Lee and Anne Smart dated July 27, 2007.