Davidson County DEEDWARR
Recvd: 12/27/07 08:30 4 pgs
Fees:23.00 Taxes:2137.01
20071227-0147566

THIS INSTRUMENT PREPARED BY:
Harris Title & Escrow, LLC
40 Burton Hills Boulevard, Suite 150
Nashville, Tennessee 37215
615.665.9766

ADDRESS NEW OWNER
David K. Ellwanger
Roxanne N. Ellwanger
508 Allibar Place
Brentwood, TN 37027

SEND TAX BILLS TO:
Flagstar Bank, FSB
5151 Corporate Drive
Troy, MI 48098-2639

MAP/PARCEL
Map 92-16-E;
Parcel 67 CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $577,570.00.

Roxanne N. Ellwanger
Affiant

Subscribed and sworn to before me this the 20th day of December, 2007.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 20th day of December, 2007, by and between **ADELICIA DEVELOPMENT, LLC**, a Tennessee limited liability company ("Grantor") and **David K. Ellwanger and wife, Roxanne N. Ellwanger** ("Grantee").

Wherever used herein the terms "Grantor" and "Grantee" include all of the parties to this instrument and their heirs, legal representatives, executors, successors and assigns.

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN and No/100 DOLLARS ($10.00) and other good and valuable consideration to its hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby grant, bargain,

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

sell, alien, remise, release, convey and confirm unto Grantee, all that certain real property situate, lying and being in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated herein (the "Unit").

This is improved property known as 900 20th Avenue, South, Unit 801, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the same in fee simple absolute forever.

This conveyance is subject to the following encumbrances (collectively, the "Permitted Title Exceptions"):

1. All taxes for the year of closing and subsequent years, special assessments and other assessments and liens, whether or not they are of record.

2. Applicable zoning ordinances and all other restrictions and regulations imposed by government authorities.

3. All of the terms, provisions, conditions, rights, privileges, obligations, easements and liens set forth and contained in the Master Deed of record in Instrument No. 20060222-0020964, as amended and restated by instrument of record in Instrument No. 20071212-0143307, Register's Office for said County, and all exhibits thereto, as now or hereafter amended, and all instruments referred to therein.

4. All covenants, terms, provisions, conditions, reservations, restrictions, agreements and easements of record which affect the Unit.

AND Grantor hereby covenants with Grantee that, subject to and except for the Permitted Title Exceptions, title to the Unit is free from all encumbrances made by Grantor, and that, subject to and except for the Permitted Title Exceptions, Grantor does hereby warrant and will defend the title to the Unit against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

{SIGNATURE ON NEXT PAGE}

Exhibit A

Legal Description of the Unit

Being Unit No. 801, together with the appurtenant interest in the common elements of The Adelicia, A Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20060222-0020964, as amended and restated by instrument of record in Instrument No. 20071212-0143307, Register's Office for Davidson County (collectively, the "Master Deed"), said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Being part of the same property conveyed to CRP Venture I, LLC by deed from Laurence M. Papel, Trustee, of record in Instrument No. 20040908-0108846, by deeds from Tennessee Association of Realtors, Inc., of record in Instrument No. 20050119-0006713 and Instrument No. 20050119-006714, and by deed from Corner Partnership, LLC, to Adelicia Development, LLC, of record in Instrument No. 20071207-0141927, said Register's Office. The said CRP Venture I, LLC changed its name to Adelicia Development, LLC by Articles of Amendment to the Articles of Organization of record as Instrument No. 20050314-0027989, said Register's Office and filed with the Secretary of State, Control Number 0476783.

Together with Parking Space Number(s) 17 and 18 and Storage Space Number(s) 67, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

GRANTOR:

ADELICIA DEVELOPMENT, LLC

By: Shannon Gleason
Title: Controller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Shannon Gleason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be Controller of Adelicia Development, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Controller, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of limited liability company by herself as such Controller.

Witness my hand and seal, at office, in Nashville, Tennessee, this the 20th day of December, 2007.

Notary Public

My Commission Expires:
5/23/09

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009