This Instrument Was Prepared By:
C. Palmer Pillans
Miller & Martin PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 01/04/08 14:26 4 pgs
Fees:23.00 Taxes:3977.50
20080104-0001250

Address New Owner(s):	Send Tax Bills to	Tax Information:
Capers Place, LLC	New Owner	Map-Parcel Nos.:
1516 16th Avenue		104-8/185
Nashville, TN 37212		104-8/186

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, The Commodore Capers, a Tennessee general partnership, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Capers Place, LLC, a Tennessee limited liability company, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved land located at 1601 and 1603 18th Avenue South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of January, 2008.

The Commodore Capers

By:_____
Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas McDaniel, 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 The Commodore Capers, the within named bargainor, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership by himself as Partner of The Commodore Capers.

WITNESS my hand and official seal at office, this 2nd day of January, 2008.

JEAN P. SHEARER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

Jean P. Shearer
Notary Public
My commission expires: 1-23-2010

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,075,000.00.

Affiant

Subscribed and sworn to before me,
this 2nd day of January, 2008.

JEAN P. SHEARER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

Jean P. Shearer
Notary Public
My Commission Expires: 1-23-2010

PROPERTY DESCRIPTION

BEING part of Lot No. 56 in O.B. Hayes plan of large lot, which plan is of record in Book 21, page 87, of the Register's Office for Davidson County, Tennessee. Said part of Lot No. 56 herein conveyed is described as follows:

BEGINNING at the southwest corner of 18th Avenue South, formerly Jefferson or Lamar Street, and a fifty foot street taken off the north side of said lot; thence with the westerly margin of said avenue southerly one hundred (100) feet; thence at right angles westerly one hundred fifty (150) feet to any alley; thence with said alley northerly one hundred (100) feet to the southerly margin of said fifty foot street; thence with said street east one hundred fifty (150) feet to the point of beginning.

BEING part of the same property conveyed to the Commodore Capers, a Tennessee general partnership by special warranty deed from the Vanderbilt University of record in Instrument # 20020821-0101341, in the Register's Office for Davidson County, Tennessee.

EXHIBIT A

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2008 and subsequent years, which are not yet due and payable.

2. All matters as shown on the Plan of O.B. Hayes of record in Plat Book 21, page 87, in the Register's Office for Davidson County, Tennessee.

3. Grant of Anchor Easement to the Metropolitan Government of Nashville and Davidson County, Acting by and through the Electric Power Board of said Government of Book 10953, page 843, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B