**THIS INSTRUMENT PREPARED BY:**
**Mudter Morgan & Patterson**
**Attorneys-at-Law**
**2000 Richard Jones Road**
**Suite 110**
**Nashville, Tennessee 37215**

Davidson County DEEDWARR
Recvd: 01/10/08 15:13 4 pg
Fees:23.00 Taxes:1350.50
20080110-0003300

**Record & Return To:**
**File Box 9B:**
**First Title & Escrow Co., Inc.**
**FTEC File No. 27243-12-2007**

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Dale Hix<br>173 Michael Circle<br>Lafayette, TN 37083 | New Owner | Map and Parcel:<br>092160E17500 CO |

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me this 7th day of January, 2008.

Notary Public

My Commission Expires August 23, 2011

My Commission Expires NOV 22, 2010

My Commission Expires:

## SPECIAL WARRANTY DEED

**THIS INDENTURE** is made this 7th day of January, 2008, by and between **ADELICIA DEVELOPMENT, LLC**, a Tennessee limited liability company ("Grantor") and **Dale Hix**, ("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), cash in hand paid, and other good and valuable consideration to its hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain real property situate, lying and being in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein (the "Unit").

This is improved property located at Unit No. 1609, 900 20th Avenue South, Nashville, TN 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 (and By-Laws) for The Adelicia, a Condominium, 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, Tennessee, 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]

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

Adelicia Development, LLC, a Tennessee limited liability company

BY: Shannon Gleason

TITLE: Controller

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County 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 her self to be the Controller of Adelicia Development, LLC, a Tennessee limited liability company, the within named bargainor, a corporation, and that s he as such Controller executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by her self as Controller.

Witness my hand and official seal, at office in Nashville, Tennessee, this 7th day of January, 2008.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires August 23, 2011

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 1609, 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, amended and restated in Instrument No. 20071212-0143307, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Spaces Numbers 151 and 152, which are assigned as Limited Common Elements appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being part of the same property conveyed to CRP Venture, I, LLC, a Tennessee limited liability company by Deed dated September 8, 2004 from Laurence M. Papel, Trustee, of record in 20040908-0108846, Register's Office for Davidson County, Tennessee, by Deed from Tennessee Association of Realtors, Inc., a Tennessee corporation, dated January 18, 2005 in Instrument No. 20050119-0006713 and by Quitclaim Deed in Instrument No. 20050119-0006714, and by special warranty deed from Corner Partnership, LLC, recorded in Instrument No. 20071207-0141927, said Register's Office. The said CRP Venture I, LLC, a Tennessee limited liability company, 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.