Davidson County DEEDWARR
Recvd: 07/22/08 16:21 4 pg
Fees:23.00 Taxes:5661.00

20080722-0075223

SPECIAL WARRANTY DEED

FROM: K.M.N. Company

TO: 407 Lafayette Partners, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
14th Ave Community Development Partners, LLC Attn: Rob Lowe 5250 Virginia Way, Suite 100 Brentwood, TN 37027	Same	Map 93-15, Parcel 199 Map 93-15, Parcel 200

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,530,000.00.

Affiant

Sworn to and subscribed before me, this 22 day of July, 2008.

NOTARY PUBLIC AT LARGE

Traci Henry Notary Public
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

My Commission Expires: 3-20-10

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **K.M.N. Company, a Tennessee general partnership** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **407 Lafayette Partners, LLC, a Tennessee limited liability company** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 407 Lafayette Street and 833 4th Avenue South, Davidson County Tennessee.

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

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 22nd day of July, 2008.

SELLER: K.M.N. Company, a general partnership

By: Mary Jane Kilpatrick
Mary Jane Kilpatrick, General Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Traci Henry, a Notary Public in and for the County and State aforesaid, personally appeared Mary Jane Kilpatrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be General Partner of K.M.N. Company, a Tennessee general partnership, the within named bargainor, and that she as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by herself as General Partner.

Witness my hand and seal at office in Nashville, Tennessee, this 22 day of July 2008.

Traci Henry
Notary Public

My Commission Expires: TRACI HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

A parcel of land in the 1st Civil District of Nashville, Davidson County, Tennessee, being part of Lot Nos. 46, 47, 48, and 49 on the map of Barrow Grove, of record in Book S, page 279, R.O.D.C., also being shown on a survey by S. M. McMurray Engineering Company, dated May 6, 1950, as described according to a survey of Barge, Waggoner, Sumner and Cannon, Inc., dated December 20, 1974 and being more particularly described as follows:

Beginning at an iron pin in the westerly margin of Fourth Avenue, South, said iron pin being N 31 deg. 10' W, 25.17 feet from the intersection of the westerly margin of Fourth Avenue, South, and the northerly margin of Mulberry Street, said iron pin also being the northeast corner of the property conveyed to L. L. Daugherty, recorded in Deed Book 194, page 631, R.O.D.C.;

Thence, S 58 deg. 58' W, 165.00 feet with the northerly line of the property conveyed to said L. L. Daugherty to a point in the westerly margin of Alley No. 146;

Thence, N 31 deg. 10' W, 421.76 feet with the westerly margin of said Alley No. 146 to the point of its intersection with the southerly margin on Lafayette Avenue;

Thence, S 70 deg. 50' E, 243.77 feet with the southerly margin of Lafayette Avenue to the point of a curve to the right;

Thence, continuing with the arc of said curve to the right 28.38 feet to a point in the westerly margin of Fourth Avenue; South, said curve having a radius of 41.00 feet, an interior angle of 39 deg. 40', a tangent distance of 14.79 feet and a chord of 27.82 feet, S 51 deg. 00' E;

Thence, S 31 deg. 10' E, 208.16 feet with the westerly margin of Fourth Avenue, South, to the point of beginning;

Containing 1.22 plus/minus acres.

Being the same property conveyed to KMN Company, a Tennessee partnership, by Deed of record in Book 4878, Page 556 and further conveyed by Quitclaim Deed recorded in Book 6489, Page 208 to KMN Company, a partnership composed of W.D. Kilpatrick and Mary Jane Kilpatrick, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. All matters shown on Plat recorded in Book S, page 279, in the Register's Office Davidson County, Tennessee.

3. Unrecorded lease with The Sherwin-Williams Company (successor to Duron, Inc.).