THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 21471-6
Davidson County Box
14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
407 Lafayette Partners, LLC 5250 Virginia Way, Suite 100 Brentwood, TN 37027	New Owner	Map 093-15 Parcel 198

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, 835 4th AVENUE SOUTH PARTNERS, LLC, a Tennessee limited liability company hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to 407 LAFAYETTE PARTNERS, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

BEING the same property conveyed to 835 4th Avenue South Partners, LLC, a Tennessee limited liability company by Deed from Ruby A. Daugherty, sole heir at law of L.L. Daugherty, of record in Instrument Number 20070328-0036914, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as 835 4th Avenue South, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "B"; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under the said Grantor.

Davidson County DEEDWARR
Recvd: 07/23/08 12:58 5 pgs
Fees:28.00 Taxes:1295.00
20080723-0075542

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this 16TH ~~XXXXXX~~ day of July 2008.

835 4TH AVENUE SOUTH PARTNERS, LLC
a Tennessee limited liability company

By: _____
James B. Foley, Member

By: _____
Abby K. ~~Foley~~, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared James B. Foley and Abby K. Foley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of 835 4th Avenue South Partners, LLC, a Tennessee limited liability company, and who further acknowledged that they, as such members being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as members for the said limited liability company.

WITNESS my hand and official seal at Nashville, Tennessee, this 16 day of July 2007.

CONNIE AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 5-8-2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

_____
Affiant

Subscribed and sworn to before me this
____ day of July 2008.

_____
Notary Public
My commission expires _____

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this _____day of July 2008.

835 4TH AVENUE SOUTH PARTNERS, LLC
a Tennessee limited liability company

By:_____
James B. Foley, Member

By:_____
Abby K. Foley, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared James B. Foley and Abby K. Foley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of 835 4th Avenue South Partners, LLC, a Tennessee limited liability company, and who further acknowledged that they, as such members being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as members for the said limited liability company.

WITNESS my hand and official seal at _____, Tennessee, this _____ day of July 2007.

_____
NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

_____
Affiant

Subscribed and sworn to before me this
22 day of July 2008.

_____
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"
Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an "X" in concrete at the intersection of the westerly right-of-way line of Fourth Avenue South, and the northerly right-of-way line of Interstate 40;

Thence leaving the westerly right-of-way line of Fourth Avenue South, with the northerly right-of-way line of Interstate 40, South 19 deg 52 min 21 sec West, 58.01 feet to an existing right-of-way monument;

Thence South 62 deg 45 min 00 sec West, 122.26 feet to an iron rod set, at the intersection with the easterly terminus of Mulberry Street;

Thence leaving the northerly right-of-way line of Interstate 40, with the easterly terminus of Mulberry Street, North 27 deg 19 min 05 sec West, 64.64 feet to an "X" in concrete, in the easterly right-of-way line of Alley Number 146, and at a corner common with the property of KMN Company, as of record in Deed Book 6489, Page 208, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Alley Number 146, with the southerly property line of KMN Company, North 62 deg 45 min 00 sec East, 165.00 feet to an "X" in concrete, in the westerly right-of-way line of Fourth Avenue South;

Thence with the westerly right-of-way line of Fourth Avenue South, South 26 deg 53 min 37 sec East, 25.17 feet to the POINT OF BEGINNING. Containing 9,816 square feet or 0.225 acres more or less.

EXHIBIT "B"
Permitted Encumbrances

1. Taxes for the year 2008, and subsequent years, not yet due and payable, said taxes having been prorated and assumed by the Grantee.
2. Matters shown on the ALTA/ACSM Land Title Survey by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. #1512, dated June 10, 2008, as Job No. 08127CW.
3. Easement retained by the Metropolitan Government in Ordinance No. 086-1546, Metropolitan County Council.
4. Matters shown on the Plan of record in Deed Book S, Page 279, Register's Office for Davidson County, Tennessee.
5. Rights of ingress and egress conveyed to the State of Tennessee in the deed of record in Book 4450, Page 896, said Register's Office.