SPECIAL WARRANTY DEED

FROM: SA Group Properties, Inc., a Minnesota corporation, Grantor

TO: Stephen Samples and wife, Joyce Samples, Grantees

This instrument was prepared by:
Warren H. Wild, Jr.
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owners:

Stephen Samples
212 31st Avenue North,
#212
Nashville, TN 37203

Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes:
Stephen Samples
431 Mayfield Place
Brentwood, Tn 37027

Map-Parcel Number:

104-02-0-X-212.00CO

Davidson County DEEDWARR
Recvd: 10/02/08 09:43 2 pgs
Fees:13.00 Taxes:1276.50
20081002-0100067

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Forty Five Thousand and No/100 Dollars ($345,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 23rd day of September, 2008.

Notary Public

My Commission Expires: 7-24-2010

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC KAREN COLBERT

FOR AND IN CONSIDERATION OF the sum of Three Hundred Forty Five Thousand and No/100 Dollars ($345,000.00), the receipt and sufficiency of which are hereby acknowledged, SA GROUP PROPERTIES, INC., a Minnesota corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto STEPHEN SAMPLES AND WIFE, JOYCE SAMPLES ("Grantees"), their heirs, successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows (the "Property").

Land in Davidson County, Tennessee, being Unit No. 212, on the Plan of The Row at 31st Condominiums, a horizontal property regime established by Master Deed recorded as Instrument No. 20030430-0057670, corrected in Instrument No. 20040203-0012935, Instrument No. 20040206-0014724; Instrument No. 20040615-0070764; Instrument No. 20040915-0111215; and Instrument No. 20080425-0042359, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to SA Group Properties, Inc. by Successor Trustee's Deed dated 6-4-08, recorded 6-6-08, in Instrument No. 20080606-0058484, as amended by Amended and Restated Successor Trustee's Deed from Robert C. Goodrich, Jr., Successor Trustee, as Instrument No. 20080707-0069756, both in the Register's Office of Davidson County, Tennessee.

The Property is improved property known as 212 31st Avenue North, #212, Nashville, TN 37203.

This conveyance is expressly made subject to all easements, restrictive covenants, conditions, plats and other matters of every kind and nature affecting the Property of record in the Register's Office of Davidson County, Tennessee (collectively, the "Encumbrances").

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns forever.

And Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property.

And Grantor further covenants and binds Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise; provided, however, that the Encumbrances are specifically excluded from this covenant.

Witness my hand this 22nd day of September, 2008.

SA GROUP PROPERTIES, INC., a Minnesota corporation

By: _____
Alan R. Milster, Vice President

STATE OF Missouri)
City)
~~COUNTY~~ OF St. Louis)

Before me, Dawn R. Edwards, a Notary Public of said ~~County~~ City and State, personally appeared Alan R. Milster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President (or other officer authorized to execute the instrument) of SA GROUP PROPERTIES, INC., the within named bargainor, a Minnesota corporation, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at Office in City of St. Louis, State of Missouri, this 22 day of September, 2008.

DAWN R. EDWARDS
Notary Public – Notary Seal
STATE OF MISSOURI
City of St. Louis
My Commission Expires 06/05/2011
My Commission No. 07388307

_____
Notary Public

My Commission Expires: 6/5/11