SPECIAL WARRANTY DEED

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

TO: Thomas A. Levensailor, Grantees

This instrument was prepared by:
Patrick M. Ryan
SA Group Properties, Inc.
BC-MN-H21R
800 Nicollet Mall
Minneapolis, MN 55402

Address New Owner:

Thomas A. Levensailor
242 31st Avenue North,
#242
Nashville, TN 37203

Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes:

NEW OWNER

Map-Parcel Number:

104-02X-242.00 CO

Davidson County DEEDWARR
Recvd: 02/12/09 10:28 2 pgs
Fees:13.00 Taxes:1378.25
20090212-0012292

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Seventy-Two Thousand Five Hundered and No/100 Dollars ($372,500.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 11th day of Feb, 2009.

Notary Public

My Commission Expires: 9/20/10

SHERRI A. SCHMONSKY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Sept 20, 2010

FOR AND IN CONSIDERATION OF the sum of Three Hundred Seventy-Two Thousand Five Hundered and No/100 Dollars ($372,500.00), 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 Thomas A. Levensailer, a married person ("Grantee"), his 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. 242, 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 242 31st Avenue North, #242, 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 Grantee, his heirs, successors and assigns forever.

And Grantor covenants with Grantee 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 Grantee, his 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 29th day of January, 2009.

SA GROUP PROPERTIES, INC., a Minnesota corporation

By: _____
Alan R. Milster, Vice President

STATE OF MISSOURI)
)
CITY OF ST. LOUIS)

Before me, Dawn R. Edwards, a Notary Public of said 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 State of Missouri - City of St. Louis, this 29 day of January, 2009.

_____
Notary Public

My Commission Expires: 6/5/2011

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