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Fees:18.00 Taxes:674.88

20090212-0012303

Please Send Tax Notice to:
Peter Roger De Versa
6844 Ivan Wood DR
Hixson, TN 37343

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson Tax ID NO 104-09-246.00

THIS INDENTURE, Made this 21st day of January, 2009, by and between Elmington Nashville LLC an Ohio limited liability company, as party or parties of the first part, hereinafter called **GRANTOR**, whose address is 500 Wilson Pike Circle, Suite 102, Brentwood, TN 37027, and Peter Roger DeVersa, a single man , as party or parties of the second part, hereinafter called **GRANTEE**, whose address is 6844 Ivan Wood Dr, Hixson, TN 37343, (the words, Grantor and Grantee, to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor for and in consideration of the sum of Ten Dollars ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, alleined, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee, the following described property:

Unit D1 of the Historic Elmington, together with an undivided interest in the common elements thereof as set forth in Master Deed of record as Instrument No. 200811030109021 in the Register's Office of Davidson County, Tennessee. Together with exclusive rights to parking spaces number one (1) and number eleven (11) provided, however, that these rights may be transferred only to other units in The Historic Elmington Condominum complex.

Being property known as 3525 W End Ave, Unit D1 Nashville, TN 37205-2424, according to the present system of numbering houses in Davidson County, Tennessee.

BEING A PORTION OF THE PROPERTY CONVEYED IN Warranty Deed from Elmington Investments, LLC to Elmington Nashville, LLC, dated 02/29/2008, recorded 03/03/2008, in Inst. # 200803030020950, in the Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein are made expressly subject to the encumbrances more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by this reference (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor except claims arising under or by virtue of the permitted Encumbrances.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

Witness

Elmington Nashville LLC
BY E. Rhett Smith
E. Rhett Smith
Chief Manager

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, E. Rhett Smith, chief manager of ELMINGTON NASHVILLE LLC, with whom I am personally acquainted and who acknowledged that (s)he executed the within instrument as free act and deed and for the purposes therein contained.

Witness my hand, at office, this 21st day of January, 2009

Notary Public LEISHA M PHIFER
My commission expires: 1-9-2012

LEISHA M. PHIFER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:

Prepared by:
First Title LLC
3237 Satellite Blvd
Suite 450
Duluth, GA 30096

OATH OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I, or we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $182,400.00

E. Rhett Sin
AFFIANT E. RHETT CHEIF MANAGER

Subscribed and sworn to before me on

This 21st day of January, 2009.

Leisha M. Phifer
NOTARY PUBLIC LEISHA M. PHIFER

My commission expires: July 9, 2012

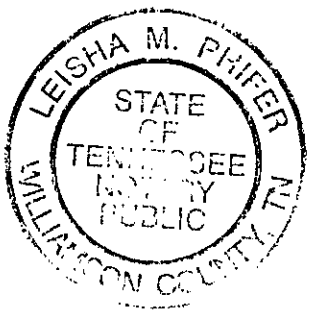


EXHIBIT "A"

PERMITTED ENCUMBRANCES

1. 2008-2009 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee; and

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and

3. Subject to Conservation Zoning of record as Bill No. B12005-615, Metro Clerk's Office for Davidson County, Tennessee, together with any restrictions imposed by the Metropolitan Historic Zoning Commission, not of record.

4. Subject to Urban Zoning Overlay of record as metro Ordinance NO. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's office for Davidson County, Tennessee.

5. Subject to the Master deed of record as Instrument No 200811030109021 in the Register's Office of Davidson County, Tennessee.