RECORD AND RETURN TO:
Mitchell.A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

SPECIAL WARRANTY DEED

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

TO: Samuel T. Armes and wife, Jane A. Armes, 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:	Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes:	Map-Parcel Number:
Samuel T. Armes and wife, Jane A. Armes 244 31st Avenue North, #244 Nashville, TN 37203	**NEW OWNER**	104-02X-244.00 CO

BILL GARRETT, Davidson County
Trans:T20090021949 DEEDWARR
Recvd: 04/02/09 14:30 2 pgs
Fees:13.00 Taxes:1239.50
20090402-0029908

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Thirty-Five Thousand and No/100 Dollars ($335,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me this the 2nd day of March, 2009.

PHILLIP L. DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 11/7/[illegible]

FOR AND IN CONSIDERATION OF the sum of Three Hundred Thirty-Five Thousand and No/100 Dollars ($335,000.00), 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 Samuel T. Armes and wife, Jane A. Armes ("Grantee"), 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. 244, 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 244 31st Avenue North, #244, 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 25th day of March, 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 City of St. Louis, State of Missouri, this 25th day of March, 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