BILL GARRETT, Davidson County
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Fees:28.00 Taxes:11655.00
20090507-0042373

SPECIAL WARRANTY DEED

FROM: TRB Archwood LLC, a Tennessee limited liability company, Grantor

TO: Archwood BPI Partners, LLC, a Delaware limited liability company, Grantee

This instrument was prepared by:
Lea W. Stouffer
6507 Brownlee Drive
Nashville, TN 37205

Address New Owner As Follows:	Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes	Map-Parcel Number
Archwood BPI Partners, LLC 110 Archwood Place Madison, TN 37115	Same	043-11-0-187.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Million One Hundred Fifty Thousand and No/100 Dollars ($3,150,000.00).

JAN L. BACHUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

Affiant

SUBSCRIBED AND SWORN TO before me, this the 1 day of May, 2009.

Notary Public

My Commission Expires: 1.7.2013

FOR AND IN CONSIDERATION OF the sum of Three Million One Hundred Fifty Thousand and No/100 Dollars ($3,150,000.00), the receipt and sufficiency of which are hereby acknowledged, TRB Archwood LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Archwood BPI Partners, LLC, a Delaware limited liability company (the "Grantee"), its successors and assigns a certain tract or parcel of land in Davidson County,

State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as Archwood Meadows located at 110 Archwood Place, Madison, TN 37115.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

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

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

SIGNATURE PAGE TO FOLLOW.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

Witness my hand as of the 7th day of May, 2009.

TRB Archwood LLC,
a Tennessee limited liability company

By: _____

Print Name: Mark H. Lundy

Title: Senior Vice President

STATE OF New York)
COUNTY OF Nassau)

Before me, Richard M. Figueroa, a Notary Public of said County and State, personally appeared Mark H Lundy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be a SVP (or other officer authorized to execute the instrument) of TRB ARCHWOOD LLC, the within named bargainor, a Tennessee limited liability company, and that he as such SVP executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by him self as SVP.

Witness my hand and seal, at Office, this 4th day of May, 2009.

_____
Notary Public

My Commission Expires: 2/24/2011

RICHARD M. FIGUEROA
Notary Public, State of New York
No. 02F|5073484
Qualified in New York County
Commission Expires Feb. 24, 2011

EXHIBIT A

Property Description

Land in the 11TH Civil District of Davidson County, Tennessee, according to an unrecorded survey of Lewis R. Mefford, Jr., Surveyor Lic. No. 5076, dated June 9, 1977, and being Lot No. 6 on the Plan of John W. Anderson Subdivision of the Re-Subdivision of Lot 4 on the Map of the Survey of Anderson Tract, which Plan is of record in Book 1835, page 34, Register's Office for said County, and part of Lot 5 on the Map of the Survey of Anderson Tract, which Map is of record in Book 1130, page 37, said Register's Office, and according to said survey being more particularly described as follows:

BEGINNING at an iron pin, said iron pin being North 03 deg. 02 min. 55 sec. East 110.18 feet from a concrete monument in the North right-of-way of State Route No. 45, also being in the East right-of-way of Archwood Drive; thence North 03 deg. 02 min. 55 sec. East, with the East right-of-way of Archwood Drive, 115.00 feet to an iron pin in same; thence North 86 deg. 17 min. 40 sec. East 435.00 feet to an iron pin, the Southeast corner of Parcel 181, Map No. 43-11; thence North 04 deg. 16 min. 25 sec. East, passing the East corners of Parcel Nos. 181, 182, 183, 184, 185, 587.30 feet to an iron pin; the Northeast corner of Parcel No. 185 and in the South right-of-way of DuPont Avenue; thence South 86 deg. 02 min. 45 sec. East, with the South right-of-way of DuPont Avenue, 434.3 feet to an iron pin in same; thence South 04 deg. 16 min. 25 sec. West, with the West boundary line of Parcel No. 186, Map No. 43-11, 759.79 feet to an iron pin, the Southwest corner of Parcel No. 186 and in the North right-of-way of State Route No. 45; thence North 85 deg. 22 min. 54 sec. West, with the North right of way of State Route No. 45, 430.46 feet to a concrete monument in same; thence North 02 deg. 45 min, 53 sec. East 52.52 feet to an iron pin, the Northeast corner of Parcel No. 179, Map No. 43-11; thence North 86 deg. 17 min. 40 sec. West, with the North line of Parcel No. 179, 435.00 feet to an iron pin; the point of beginning, containing 8.69 acres, more or less.

Being the same property conveyed to TRB Archwood LLC by deed of record as Instrument No. 20080707-0069678, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Rights of tenants in possession as of the date hereof, as tenants only, under unrecorded residential leases.
2. Lien of 2009 Real Estate Taxes, not yet due and payable.
3. The Plan of record in Plat Book 1835, page 34, Register's Office for Davidson County, Tennessee shows the following matters:
   a) 10' easement for utilities along the east line of Lot 6;
   b) 75' setback line from Archwood Drive.
4. Restrictive Covenants contained in instrument of record in Book 1943, page 31, said Register's Office.
5. The plat of survey by Steven D. Delle, RLS No. 1710 with Delle Land Surveying, dated April 21, 2009, Job No. 06590 shows the following matters:
   a) 10' minimum building setback line along the property lines adjacent to the eastern boundaries of Gibson, Martin, Cunningham, Robertson, Harmen, Chunn, et ux and Simpson, et ux;
   b) 20' minimum building setback line along the south property line adjacent to State Route 45;
   c) 10' minimum building setback line along the south property line adjacent to Gibson property;
   d) 70' minimum building setback line along the west property line adjacent to Archwood Drive;
   e) 10' minimum building setback line along the north property line adjacent to Martin property;
   f) 10' minimum building setback line along the east property line;
   g) 35' minimum building setback line along the north line adjacent to Dupont Avenue; and
   h) 2.92' fence line encroaches upon Martin property in the northwest property line.