This Instrument Prepared By
And Please Return To:

J. Frank Rudy, Jr., Esq.
Rudy, Wood & Winstead, PLLC
1812 Broadway
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20090036234 DEEDWARR
Recvd: 06/02/09 11:22 4 pgs
Fees:23.00 Taxes:7030.00
20090602-0050604

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into as of the 29th day of May, 2009, by and between **TRB Cumberland LLC**, a Tennessee limited liability company, (the "**Grantor**") and Prince & Martin, G.P., a Tennessee general partnership, (the "**Grantee**").

WITNESSETH:

That, for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the real estate, situated and being in Davidson County, Tennessee, being more particularly described on Exhibit "A" attached hereto and made a part hereof.

The real estate described herein and conveyed hereby is the same property conveyed to Grantor by Trustee's Deed of record as Instrument No. 20080707-0069678 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to those matters set forth as follows and is made a part hereof and all other matters of record:

Subject to all matters shown on the Plan of Woodlawn Estates, as of record in Plat Book 843, page 82, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage of record in Book 4373, page 884 and Book 4904, page 954, said Register's Office.

Rights of tenants in possession under unrecorded leases.

The Grantor does hereby covenant with the Grantee that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; and that it will warrant and forever defend the title and quiet possession against the lawful claims of all persons whomsoever or otherwise claiming through or under Grantor, but none other.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

TRB Cumberland LLC, A Tennessee Limited Liability Company

By: _____

Name: Richard M. Figueroa

Title: Authorized Officer

STATE OF NEW YORK
COUNTY OF NASSAU

Personally appeared before me, a notary public in and for said State and County, duly commissioned and qualified, RICHARD M. FIGUEROA, the AUTHORIZED OFFICER of TRB CUMBERLAND LLC, with whom I am personally acquainted, or who proved to me to be on the basis of satisfactory evidence, and who acknowledged that he executed the above instrument for the purposes therein contained, and who further acknowledged that he is the authorized officer of TRB Cumberland, LLC, that he is authorized to execute this instrument on behalf of the limited liability company.

Witness my hand and Notarial Seal at office this 27TH day of MAY, 2009.

Dorothy M. Heffernan
Notary Public

My Commission Expires:

_____

DOROTHY M. HEFFERNAN
Notary Public, State of New York
No. 01HE4641732
Qualified in Queens County
Cert. Filed in Nassau County
Commission Expires October 31, 20 09

Property Owner:

Prince & Martin, G.P.
P.O. Box 150656
Nashville, Tennessee 37215

Tax Parcel Identification Number:

Map 43-9 Parcel 317

Party Responsible For Payment Of Real Property Taxes:

Prince & Martin, G.P.
P.O. Box 150656
Nashville, Tennessee 37215

AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **One Million Nine Hundred Thousand and No/100 U.S. Dollars ($1,900,000.00)**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29 day of May, 2009.

Notary Public

My Commission Expires:
5/8/12

KAREN P. STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2012

Exhibit A

Real Property Description

Land in the 11th Civil District of Davidson County, Tennessee, being Lot Nos. 4 and 5 of Block "L" on the Plan of Woodlawn Estates, as of record in Plat Book 843, page 82, Register's Office for said County, and property adjacent on the east, described together according to a survey made by Parrish Engineers, Inc., June 11, 1969, as follows:

BEGINNING on the easterly margin of Kate Street, said point being the southwest corner of the property conveyed to The Lamplighter Apartments by deed from Georgia R. Cameron, of record in Book 4345, page 321, said Register's Office; thence with the easterly margin of said Kate Street, north 3° 50' east 200 feet; thence south 86° 12' east 273.87 feet; thence south 3° 40' west 20.42 feet; thence south 86° 22' east 176.55 feet; thence north 2° 53' east 186.40 feet; thence north 86° 13' east 256.90 feet; thence south 17° 43' west 180 feet; thence south 13° 13' west 210.46 feet; thence south 82° 49' west 92.62 feet; thence north 86° 14' west 533.60 feet to the beginning, containing 3.8 acres, more or less.

Being the same property conveyed to TRB Cumberland LLC by Trustee's Deed dated July 7, 2008, from Marc T. McNamee, Trustee, of record in Instrument No. 20080707-0069678, Register's Office for Davidson County, Tennessee.