BILL GARRETT, Davidson County
Trans:T20100002239 DEEDWARRSP
Recvd: 01/12/10 11:05 7 pgs
Fees:38.00 Taxes:15725.00
20100112-0002852

SPECIAL WARRANTY DEED

This Instrument was prepared by:
Gregory S. Perrone, PC
109 Westpark Drive, Ste 330
Brentwood, TN 37027

Address New Owner	Send Tax Bills To:	Map/Parcel
Cadence Bank, N.A. 93 Seaboard Lane Brentwood, TN 37027	same	Shown on Exhibit C

State of Tennessee)
County of Williamson)

The actual consideration or value for this transfer, whichever is greater is $4,250,000.00.

Affiant

Sworn to subscribed before me this 31st day of December, 2009.

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/26/2011

Notary Public

Traditional Urban Concepts, Inc., a Tennessee corporation, (herein "Grantors") for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, and in further consideration of the partial satisfaction of Grantor's liability under a certain Promissory Note (herein "Note") more specifically described on **Exhibit A** hereto, executed and delivered by Grantor and payable to the order of **Cadence Bank, N.A.** ("the Grantee") does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns forever, all that certain tract, piece or parcel of land, together with the buildings and improvements thereon, erected, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described on **Exhibit B** hereto (herein "Real Property"):

Notwithstanding the above, the Mortgage shall remain valid and in full force and effect unless and until released by Grantee, it being the intention of the parties that there shall be no merger of any said liens with the title or other interest of Grantee by virtue of this conveyance, and the parties provide that each such interest in the liens on one hand and the title on the other shall be and remain at all times separate and distinct.

TO HAVE AND TO HOLD, the aforesaid Real Property, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining unto the said Grantee, its successors and assigns forever in fee simple.

Grantors, for themselves, and for their heirs and assigns, do hereby covenant and agree to and with the Grantee, that they are lawfully seized and possessed of the Real Property; that they have full power and lawful authority to sell and convey the same; that title thereto is free, clear and unencumbered, except as set forth on **Exhibit C** (the "Permitted Exceptions) herein, and, that they will forever warrant and defend the same against the lawful claims of all persons claiming by, through or under them.

This Special Warranty Deed is an absolute conveyance of Grantor's right, title and interest in the aforesaid Real Property and is not intended as a mortgage, trust, conveyance or security of any kind. The consideration therefore, in addition to that set forth above, is the partial release and discharge of certain debts, obligations and charges heretofore subsisting on account of and by the terms of that certain Deed of Trust between Traditional Urban Concepts, Inc., as grantor, Kay B. Waller, as trustee, and Cadence Bank, N.A. as beneficiary, dated April 30, 2007, in the original principal sum of Nine Million, Eighty-Eight Thousand and No/100ths Dollars ($9,088,000.00), and recorded in Instrument No. 20070508-0055248 in the Register's Office of Davidson County, Tennessee and the Note secured thereby. Said discharge being to the extent and as specifically set forth in that Agreement for Deed in Lieu of Foreclosure of Mortgaged Property and not further or otherwise.

IN WITNESS WHEREOF, Grantors have executed this instrument on December 31, 2009.

GRANTOR: TRADITIONAL URBAN CONCEPTS, INC.,
a Tennessee corporation

By: Joel A, Smith President
Joel A. Smith, President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Joel A. Smith, President of Traditional Urban Concepts, Inc., a Tennessee corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the President of Traditional Urban Concepts, Inc., the within bargainor, and corporation, and that he as such President being authorized so to do, executed the foregoing by the said Joel A. Smith as President.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 31st day of December, 2009.

Robin S Edwards
Notary Public

My Commission Expires: 2/26/2011

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
(Note)

Promissory Note dated April 30, 2007 executed by Traditional Urban Concepts, Inc. payable to the order of Cadence Bank, N.A. in the original principal amount of $9,088,000.00, as amended from time-to-time.

EXHIBIT B
(Legal Description)

Land in Davidson County, Tennessee, Being Unit Nos. 201, 202, 203, 371, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 1213, 1215, 1217, 1219, 1221, 1223, 1225, 1227, 1229, 1231, 1233, 1235, 1237, 1239, 1241, 1243, 1245, 1247, 1249, 1251, 1253, 1255 as set forth in the Master Deed Establishing a Horizontal Property Regime of 4th & Monroe, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20070619-0073328, in the Register's Office for Davidson County, Tennessee; said Units being shown as part of Exhibit "E" to said Master Deed, together with all common areas, open space, roads, right of ways, rights and easements appurtenant thereto, being more particularly described as follows:

Being a tract of land located in the 19th Councilmanic District, Nashville, Davidson County, Tennessee, being more particularly described as follows:
Beginning at an iron rod situated in the westerly margin of 4th Avenue North, said point also being the northeast corner of the Michael Bridges property of record in Book 8583, Page 72, Register's Office for Davidson County, Tennessee;
Thence, leaving said road, S 63 degrees, 00'58" W, a distance of 98.50 feet to an iron rod;
Thence S 27 degrees, 8', 25" E, a distance of 95.00 feet to an iron rod;
Thence, S 63 degrees, 00' 58" W, a distance of 73.96 feet to an iron rod situated in the easterly margin of Metro Alley No. 206;
Thence, along said alley, N 26 degrees 50', 31" W, a distance of 473.20 feet to an iron rod situated in the southerly margin of Monroe Street;
Thence, along said road, N 62 degrees, 52' 04" E, a distance of 170.00 feet to an iron rod situated in the westerly margin of 4th Avenue North;
Thence, along said road, S 27 degrees 08' 25" E, a distance of 289.64 feet to an iron rod;
Thence along said road, S 27 degrees 08' 07" E, a distance of 89.00 feet to the point of beginning and containing 71,707,477 square feet or 1.646 acres of land, according to a survey prepared by Dale & Associates, License No. 1710, dated December 12, 2005.

Being the same property conveyed to Traditional Urban Concepts, Inc., by deed from Joel A. Smith, married, of record in Instrument No. 20070508-0055247, Register's Office for Davidson County, Tennessee.

EXHIBIT C
(Permitted Exceptions)

1. Payment for property taxes for the year 2009, which are now due and payable, but not yet delinquent, is expressly assumed by the Grantee.

2. Davidson County Taxes for 2009 in the amount of $1,561.12 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-037.00co) (Unit No. 201)

3. Davidson County Taxes for 2009 in the amount of $1,476.02 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-038.00co) (Unit No. 202)

4. Davidson County Taxes for 2009 in the amount of $1,476.02 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10.(Map 082-090-Q-039.00co) (Unit No. 203)

5. Davidson County Taxes for 2009 in the amount of $7,947.77 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-001.00co) (Unit No. 371)

6. Davidson County Taxes for 2009 in the amount of $619.50 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-002.00co) (Unit No. 375) (Unimproved)

7. Davidson County Taxes for 2009 in the amount of $619.50 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-003.00co) (Unit No. 377) (Unimproved)

8. Davidson County Taxes for 2009 in the amount of $619.50 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-004.00co) (Unit No. 379) (Unimproved)

9. Davidson County Taxes for 2009 in the amount of $619.50 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-005.00co) (Unit No. 381) (Unimproved)

10. Davidson County Taxes for 2009 in the amount of $619.50 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-006.00co) (Unit No. 383) (Unimproved)

11. Davidson County Taxes for 2009 in the amount of $619.50 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-007.00co) (Unit No. 385) (Unimproved)

12. Davidson County Taxes for 2009 in the amount of $619.50 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-008.00co) (Unit No. 387)(Unimproved)

13. Davidson County Taxes for 2009 in the amount of $619.50 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-009.00co) (Unit No. 389) (Unimproved)

14. Davidson County Taxes for 2009 in the amount of $619.50 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-010.00co) (Unit No. 391) (Unimproved)

15. Davidson County Taxes for 2009 in the amount of $619.50 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-011.00co) (Unit No. 393) (Unimproved)

16. Davidson County Taxes for 2009 in the amount of $619.50 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-012.00co) (Unit No. 395) (Unimproved)

17. Davidson County Taxes for 2009 in the amount of $619.50 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-013.00co) (Unit No. 397) (Unimproved)

18. Davidson County Taxes for 2009 in the amount of $619.50 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-014.00co) (Unit No. 399) (Unimproved)

19. Davidson County Taxes for 2009 in the amount of $2,649.42 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-025.00co) (Unit No. 1253)

20. Davidson County Taxes for 2009 in the amount of $2,859.01 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-026.00co) (Unit No. 1255)

21. Davidson County Taxes for 2009 in the amount of $1,929.76 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-015.00co) (Unit No. 1213)

22. Davidson County Taxes for 2009 in the amount of $2,208.52 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-027.00co) (Unit No. 1215)

23. Davidson County Taxes for 2009 in the amount of $2,208.52 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-028.00co) (Unit No. 1217)

24. Davidson County Taxes for 2009 in the amount of $1,929.76 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-016.00co) (Unit No. 1219)

25. Davidson County Taxes for 2009 in the amount of $1,929.76 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-017.00co) (Unit No. 1221)

26. Davidson County Taxes for 2009 in the amount of $2,208.52 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-029.00co) (Unit No. 1223)

27. Davidson County Taxes for 2009 in the amount of $2,208.52 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-030.00co) (Unit No. 1225)

28. Davidson County Taxes for 2009 in the amount of $1,929.76 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-018.00co) (Unit No. 1227)

29. Davidson County Taxes for 2009 in the amount of $1,929.76 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-019.00co) (Unit No. 1229)

30. Davidson County Taxes for 2009 in the amount of $2,208.52 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-031.00co) (Unit No. 1231)

31. Davidson County Taxes for 2009 in the amount of $2,208.52 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-032.00co) (Unit No. 1233)

32. Davidson County Taxes for 2009 in the amount of $1,929.76 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-020.00co) (Unit No. 1235)

33. Davidson County Taxes for 2009 in the amount of $1,929.76 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-021.00co) (Unit No. 1237)

34. Davidson County Taxes for 2009 in the amount of $2,208.52 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-033.00co) (Unit No. 1239)

35. Davidson County Taxes for 2009 in the amount of $2,208.52 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-034.00co) (Unit No. 1241)

36. Davidson County Taxes for 2009 in the amount of $1,929.76 a lien, now due and payable. County Taxes are

paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-022.00co) (Unit No. 1243)

37. Davidson County Taxes for 2009 in the amount of $1,929.76 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-023.00co) (Unit No. 1245)

38. Davidson County Taxes for 2009 in the amount of $2,208.52 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-035.00co) (Unit No. 1247)

39. Davidson County Taxes for 2009 in the amount of $2,208.52 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-036.00co) (Unit No. 1249)

40. Davidson County Taxes for 2009 in the amount of $1,929.76 a lien, now due and payable. County Taxes are paid annually, due 10/01/09, late 03/01/10. (Map 082-090-Q-024.00co) (Unit No. 1251)

41. Subject to all matters shown on the Plan of Resubdivision of Parts of Lots 47, 48 and 49, D.T. Macao's First Addition of record in Plat Book 7900, Page 323, Register's Office for Davidson County, Tennessee.

42. Subject to all matters shown on the Plan of D.T. McGavock's First Addition of record in Plat Book 10, Pages 606, 607, 608 and 609, Register's Office for Davidson County, Tennessee.

43. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute.

44. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

45. Stormwater Detention Agreement of record in Instrument No. 20070320-0033396, Register's Office for Davidson County, Tennessee.

46. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act", as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, as amended and is subject to the provisions of and requirements thereof; also subject to easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitation, all conditions, covenants, restrictions, options, burdens, lens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of 4th & Monroe Condominiums, of record in Instrument No. 20070619-0073328, First Amendment to Master Deed of record in Instrument No. 20080122-0006730, Second Amendment of record in Instrument No. 20080606-0058487, Register's Office for said County, and By-laws appended thereto.

47. Grant of Easement between Comcast of Nashville, I, LLC and Traditional Urban Concept, Inc., of record in Instrument No. 20090721-0068097, Register's Office for Davidson County, Tennessee.

48. Deed of Trust executed by Traditional Urban Concepts, Inc. of record in Instrument No. 20070508-0055248, Register's Office for Davidson County, Tennessee, to secure to Cadence Bank, NA. , in the principal sum of $9,088,000.00, dated 04/30/07.

49. UCC-1 Financing Statement, executed by Traditional Urban Concepts, Inc. to secure to Cadence Bank, N.A., of record in Instrument No. 20070508-0055249, Register's Office for Davidson County, Tennessee.