BILL GARRETT, Davidson County
Trans:T20100003013 DEEDWARR
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20100115-0003799

Space Above This Line for Recorder's Use

THIS INSTRUMENT PREPARED BY:

Kilpatrick Stockton LLP
1100 Peachtree St., Suite 2800
Atlanta, GA 30309
Attn: Mindy S. Planer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,900,000.00.

Affiant

Subscribed and sworn to before me on this 13th day of January, 2010.

Notary Public
My Commission Expires: 9-18-12

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Urban Housing Solutions, Inc. 411 Murfreesboro Road Nashville, Tennessee 37210	Urban Housing Solutions, Inc. 411 Murfreesboro Road Nashville, Tennessee 37210	05200005100

LIMITED WARRANTY DEED

THIS INDENTURE is made this 13th day of January, 2010, by and between **RIVER RETREAT REALTY CO., LLC**, by and through Daniel P. Ford, as Receiver, hereinafter called "***Grantor***", and **URBAN HOUSING SOLUTIONS, INC.**, a Tennessee non-profit corporation, hereinafter called "***Grantee***". The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and the plural.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the successors, legal representatives and assigns of Grantee, all that tract or parcel of land lying and being in Davidson County, Tennessee being more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by reference (**"Property"**);

This conveyance is subject to the matters set forth on Exhibit "B";

This is improved property known as Neely Meadows Apartments, 600 Cheyenne Boulevard, Madison, Tennessee 37115;

TO HAVE AND TO HOLD said Property, together with any and all of the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever; in fee simple; and

Grantee does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind itself to warrant and forever defend the title to the Property to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under said Grantor, but not otherwise; *provided, however*, that the warranties of title made by Grantor herein shall not extend to any claims arising under any matter set forth on **Exhibit "B"**, attached hereto and incorporated herein by reference (the **"Permitted Exceptions"**).

Witness my hand this 13th day of January, 2010.

[Signatures Begin on Following Page]

IN WITNESS WHEREOF, Grantor has caused its duly authorized corporate officer to execute this indenture, to affix its corporate seal hereto and to deliver this indenture to Grantee, all the day and year first written above.

GRANTOR:

RIVER RETREAT REALTY CO., LLC,
by and through Daniel P. Ford, as Receiver

By: _____(SEAL)
Daniel P. Ford, Receiver

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Cristina Stanfill, als Notary Public of the state and county aforesaid, personally appeared Daniel P. Ford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Receiver on behalf of **RIVER RETREAT REALTY CO., LLC**, the within named bargainor, a limited liability company, and that he as such Receiver executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company by himself as Receiver.

WITNESS my hand and seal this 8th day of January, 2010.

_____
NOTARY PUBLIC

My Commission Expires: 01-09-12

[NOTARIAL SEAL]

CRISTINA E. STANFILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

A tract of land in the First Civil District of Davidson County, Tennessee. described according to a survey made by Joseph C. McConnell, surveyor, dated November 14, 1984, and described as follows:

Beginning at a point in the easterly margin of Cheyenne Boulevard, said point being the southwest corner of the Old Hickory Estate Mobile Home Park of record in Book 5411, Page 834, Register of Deeds Office, Davidson County, Tennessee, this being the true point of beginning; thence leaving the easterly margin of Cheyenne Boulevard and following the boundary of Old Hickory Estate Mobile Home Park south 89° 05' 14" east 124.96 feet to a point; thence south 78° 31' 06" east 409.77 feet to a point; thence south 71° 16' 20" east 239.84 feet to a point; thence north 86° 58' 40" east 224.85 feet to a point; thence north 79° 58' 41" east 214.86 feet to a point; thence south 36° 01' 00" east 139.83 feet to a point; thence south 46° 19' 42" west 799.96 feet to a point which is the beginning of a curve; thence with the easterly margin of Cheyenne Boulevard around said curve which has a radius of 570.00 feet and a bearing of north 45° 56' 00" west 439.39 feet to a point which is the end of the curve; thence north 32° 51' 00" west 631.57 feet to the point of beginning, containing 11.50 acres more or less.

Being the same property conveyed to River Retreat Ltd. by deeds from River Retreat Condominiums of record in Book 16506, page 727 and Book 6581, page 800, Register's Office for Davidson County, Tennessee, and by Deed Waiving Condominium Regime of record in Instrument No. 20011226-0141629, said Register's Office.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. All taxes due in the year 2010, which are a lien but not yet payable.

2. Such matters as would be disclosed by a current and accurate survey and inspection of the Property.

3. Zoning and other regulatory laws and ordinances affecting the Property.

4. Plat of record in Plat Book 6250, page 238, Register's Office for Davidson County, Tennessee.

5. Easements of Record in Book 6581, page 805, and Book 8776, Page 429, Register's Office for Davidson County, Tennessee.

6. Regulatory Agreement between River Retreat, Ltd. and Industrial Development Board of record in Book 6611, page 805, Register's Office for Davidson County, Tennessee.

7. Rights and claims of parties in possession.

8. Rights of tenants in possession under unrecorded leases.

9. General or special taxes and assessments required to be paid in the year 2008 and subsequent years.

10. Memorandum of Lease by and between River Retreat I, Ltd., and Web Service Company, Inc. of record in Book 9631, page 68, Register's Office for Davidson County, Tennessee.