BILL GARRETT, Davidson County
Trans:T20100034605 DEEDWARRSP
Recvd: 06/07/10 16:19 4 pgs
Fees:23.00 Taxes:21460.00
20100607-0044205

This Instrument Prepared By:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP / PARCEL
2208 Crestmoor, LLC P.O. Box 150262 Nashville, TN 37215	SAME	Map 117-10, Parcel 127

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5,800,000.00.

Affiant

Sworn to and subscribed before me this 1st day of June, 2010.

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 3311 West End Partners, a Tennessee General Partnership ("GRANTOR"), does hereby grant, bargain, sell, and convey to 2208 Crestmoor, LLC, a Tennessee limited liability company ("GRANTEE"), its successors and assigns, an undivided seventy-five percent (75%) interest, as a tenant in common, in that certain property situate, lying and being in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

This is improved property located at 2208 Crestmoor Rd, Nashville, TN 37215.

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

This conveyance is subject to the following:

1. Taxes for the year 2010 a lien, not yet due and payable.

2. All matters shown on the Plan of The Gallery at Green Hills Associates, Ltd. of record in Plat Book 6900, Page 948, Register's Office for Davidson County, Tennessee and as shown on Survey described below.

3. Easement set forth in instrument of record in Book 5936, Page 678, in the Register's Office for Davidson County, Tennessee and as shown on Survey described below.

4. Rights of tenants, as tenants only, under recorded or unrecorded leases.

5. Survey matters shown on survey prepared by Rocky L. Montoya, TN R.L.S. No. 697, R. L. Montoya-Land Surveying, Job No. 01-06-62, dated 07-11-01, last revised 05-11-2010.

GRANTOR does hereby covenant with GRANTEE that, subject to the exceptions set forth above, the Grantor will warrant and defend title to the Property against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, GRANTOR has caused its name to be subscribed hereto as of the 7th day of June, 2010.

3311 West End Partners

By: _____

George N. Spiva
Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of the said county and state, George N. Spiva, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Managing Partner (or other officer authorized to execute the instrument) of 3311 West End Partners, the within named bargainor, a Tennessee General Partnership, and that he as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Managing Partner.

Witness my hand and seal this 7th day of June, 2010.

Krista Wakefield
Notary Public

My Commission Expires: _____



Exhibit A

Legal Description

Land in Davidson County, Tennessee, as described by survey prepared by Rocky L. Montoya, TN R.L.S. No. 697, R.L. Montoya-Land Surveying, Job No. 01-06-62, dated 07-11-01, last revised 05-11-2010, as follows:

Beginning at a point in the easterly margin of Green Hills Village Drive marking the southwest corner of this described lot; thence with said margin north 3 degrees 09 minutes 39 seconds east 153.80 feet to a point; thence, with a curve to the right having a radius of 25.00 feet a distance of 39.08 feet to a point in the south margin of Crestmoor Road; thence, with said south margin, south 87 degrees 16 minutes 22 seconds east 224.0 feet to a point; thence, leaving said margin south 2 degrees 56 minutes 39 seconds west 175.26 feet to a point marking the southeast corner of this described lot; thence, with the southerly line of this described lot, north 88 degrees 02 minutes 29 seconds west 249.92 feet to the point of beginning, containing 44,021 square feet or 1.011 acres, more or less.

Being the same property conveyed to 3311 West End Partners, a Tennessee general partnership by Deed from Green Hills, LLC, a Tennessee limited liability company of record in Instrument No. 20010803-0082985, Register's Office for Davidson County, Tennessee.