THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JSS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Numbers:
The Astoria LLC 1206 Belle Meade Boulevard Nashville, Tennessee 37205	Same	117-10-0-105.00 117-10-0-106.00 117-10-0-107.00

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, SEV BEDFORD, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to THE ASTORIA LLC, a Tennessee limited liability company and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 3803, 3805 and 3807 Bedford Avenue, Nashville, Tennessee.

The Property is conveyed subject to the matters described on Exhibit B attached hereto.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to the Property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B attached hereto), but no further or otherwise.

[*Signature Page Follows*]

BILL GARRETT, Davidson County
Trans:T20100053665 DEEDWARRSP
Recvd: 08/27/10 16:12 6 pgs
Fees:33.00 Taxes:6475.00
20100827-0068189

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed as of the 27th day of August, 2010.

SEV BEDFORD, LLC

By: _____
Name: Cameron W. Sorenson
Title: President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Cameron W. Sorenson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the / a President of SEV Bedford, LLC, a Tennessee limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 24th day of August, 2010.

_____
Notary Public

KIMBERLY P. INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

My Commission Expires July 3, 2012

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $1,750,000.00.

B. Edward Ewing

Sworn to and subscribed before me this 25 day of August, 2010.

LINDA BRAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

5/8/2012

EXHIBIT A

Tracts 1 & 2

Being a tract of land lying in Davidson County, Tennessee, being the northerly 75 feet of Lot 11, Block "C" on the Plan of Hillsboro Views Development Company's Subdivision of record in Plat Book 974, Page 64, and Lot 2, Bedford Avenue Subdivision, Phase 3 as of record in Plat Instrument 20061115-0141901, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod on the westerly right-of-way line of Bedford Avenue, 50 feet in width, at a corner common with Montgomery G. Turner, as of record in Deed instrument 20050610-0066348, at said Register's Office;

Thence with the westerly right-of-way line of Bedford Avenue, South 23 deg. 54 min. 59 sec. West, 135.88 feet to an existing iron rod at a corner common with Katlan Properties, as of record in Deed Instrument 20061121-0144728, at said Register's Office;

Thence leaving the westerly right-of-way line of Bedford Avenue with the Northerly property line of Katlan Properties, North 65 deg. 54 min. 07 sec. West, 190.60 feet to an existing iron rod on the easterly property line of Caroline E. Norton, as of record in Deed Book 10530, page 368, at said Register's Office;

Thence with the easterly property line of Caroline E. Norton and Lawrence C. Maxwell, as of record in Deed Book 5900, Page 963, at said Register's Office, North 23 deg. 54 min. 59 sec. East, 135.88 feet to an existing iron rod at a corner common with said Montgomery G. Turner;

Thence with the southerly property line of Montgomery G. Turner, South 65 deg. 54 min. 07 sec. East, 190.60 feet to the point of beginning, containing 25,899 square feet, according to survey dated December 13, 2006 and revised on December 18, 2006 by R. Scot Cherry, Cherry Land Surveying, Tennessee RLS # 1512.

Being 0.595 acres more or less.

BEING THE SAME property conveyed to SEV Bedford, LLC, from Clifford O. Richmond by deed of record as Instrument No. 20061221-0157239, dated December 20, 2006, said Register's Office.

Tract 3

Being a tract of land lying in Davidson County, Tennessee, being the southerly or rear parts of Lots No. 12 and 13, Block "C", on the Plan of Hillsboro Views Development Company's Subdivision, of record in Book 974, Page 64, at the Register's Office of Davidson County, Tennessee; and being more particularly described as follows:

Beginning at an existing iron rod on the westerly right-of-way line of Bedford Avenue, 50 feet in

width, at a corner common with Annie S. Campbell, as of record in Deed Instrument 20050921-0113283, at said Register's Office;

Thence with the westerly right-of-way line of Bedford Avenue, South 23 deg. 54 min. 59 sec. West, 75.00 feet to an existing iron rod at a corner common with Clifford O. Richmond, as of record in Deed Instrument 20000417-0038400, at said Register's Office;

Thence leaving the westerly right-of-way line of Bedford Avenue with the Northerly property line of Clifford O. Richmond, North 65 deg. 54 min. 07 sec. West, 190.60 feet to an existing iron rod on the Easterly property line of Lawrence C. Maxwell, as of record in Deed Book 5900, Page 963, at said Register's Office;

Thence with the Easterly property line of Lawrence C. Maxwell, North 23 deg. 42 min. 41 sec. East, 65.19 feet to an existing iron rod at a corner common with said Annie S. Campbell;

Thence with the southerly property line of Annie S. Campbell, South 68 deg. 50 min. 50 sec. East, 191.05 feet to the point of beginning, containing 13,369 square feet, according to survey dated December 13, 2006 and revised on December 18, 2006 by R. Scot Cherry, Cherry Land Surveying, Tennessee RLS # 1512.

Being 0.307 acres more or less.

BEING THE SAME property conveyed to SEV Bedford, LLC, from Montgomery G. Turner, Sr., by deed of record as Instrument No. 20061221-0157238, dated December 20, 2006, said Register's Office.

EXHIBIT B

1. Taxes for the year 2010, a lien, which are not yet due and payable. Map / Parcel Numbers: 117-10-0-105.00; 117-10-0-106.00; and 117-10-0-107.00

2. Matters shown on the Plan of record as Instrument No. 20061115-0141901, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 974, page 64, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewer and/or Storm Drainage Easement of record in Book 3914, page 9, Register's Office for Davidson County, Tennessee.

5. Sanitary Sewer and/or Storm Drainage Easement of record in Book 3914, page 65, Register's Office for Davidson County, Tennessee.

6. Public Utility and Drainage Easement of record as Instrument No. 20060811-0099296, Register's Office for Davidson County, Tennessee.

7. Public Utility and Drainage Easement of record as Instrument No. 20060811-0099297, Register's Office for Davidson County, Tennessee.

8791142.2