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Davidson County DEEDWARR
Recvd: 10/26/07 15:31 4 pgs
Fees:23.00 Taxes:5614.78
20071026-0126978

THIS INSTRUMENT PREPARED BY:
Laurence M. Papel, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
211 Commerce Street, Suite 1000
Nashville, TN 37201

ADDRESS NEW OWNER
Bristol State Street, LLC
325 Seaboard Lane
Suite 190
Franklin, Tennessee 37067

SEND TAX BILLS TO:
Same

MAP PARCEL
92-12/198

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,517,507.00.

Affiant

Subscribed and sworn to before me this the 26th day of October, 2007.

Monica Petty
Notary Public

MONICA W. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: May 24, 2008

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **State Street Land Partners, LLC**, a Tennessee limited liability company, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto **Bristol State Street, LLC**, a Tennessee limited liability company hereinafter called "GRANTEE," its successors and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

The Property is transferred subject to the limitations, restrictions, and encumbrances set forth on **Exhibit "B**."

This is improved property known as 1700 State Street, Nashville, Tennessee 37203

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with said 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 free from all encumbrances made or suffered by Grantor, except as listed on **Exhibit B** and representations and limitations as expressly provided for hereby; and GRANTOR does further covenant and bind itself, its successors, assigns and representative, to warrant and forever defend the title to the Property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this, the 26th day of October, 2007.

GRANTOR:

State Street Land Partners, LLC, a Tennessee limited liability company

By: _____

Charles Jason Ritzen

Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Charles Jason Ritzen, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledge himself to be President of State Street Land Partners, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand and seal, at office, in Nashville, Tennessee, this the 26th day of October, 2007.

Monica Petty
Notary Public

My Commission Expires: May 24, 2008

MONICA W. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires

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2823478-000066 10/22/2007

EXHIBIT "A"

A tract or parcel of land in the 19th Councilmanic District of Nashville, Davidson County, Tennessee and being a tract of land belonging to Michael D. Shmerling, as described in Instrument No. 20010717-0075714 (Property Map 92-12, Parcel 198), and being all of Lots Nos. 199 through 205 as recorded on the Map of John Boyd Homeplace, of record in Book 21, Page 39 at the Register's Office of Davidson County, Tennessee and being more particularly described according to a Survey by Tony Reasons, II, Tennessee Registered Land Surveyor License No. 1665, dated December 22, 2004 and revised February 14, 2005, as follows:

BEGINNING at a new p.k. nail at the northwest intersection of the right-of-way's of 17th Avenue North and State Street; thence from said point of beginning and with the North right-of-way of State Street South 56 degrees 18 minutes 40 seconds West 350.00 feet to an old iron rod; thence leaving said right-of-way with the east line of Roberts North 33 degrees 22 minutes 28 seconds West 170.00 feet to an old iron rod in the South margin of a public alley; thence with South margin of alley North 56 degrees 18 minutes 40 seconds East 350.00 feet to an old iron rod in the West right-of-way of 17th Avenue North; thence with said right-of-way South 33 degrees 22 minutes 28 seconds East 170.00 feet to the point of BEGINNING; and containing 1.37 acres, more or less, as shown by Survey made by The Reasons Company, Tony Reasons, II, Registered Land Surveyor No. 1665, dated December 22, 2004 and revised February 14, 2005.

Being the same property conveyed to State Street Medical Center, LLC, a Tennessee limited liability company by deed of record in Instrument No. 20050222-0019269, Register's Office for Davidson County, Tennessee. The said State Street Medical Center, LLC is now known as State Street Land Partners, LLC by virtue of Amended and Restated Articles of Organization of record in Instrument No. 20060929-0120677, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

THE FOREGOING DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Metropolitan Government and Davidson County taxes for the year 2007 and subsequent years.

2. All matters shown on Plat recorded in Book 21, page 39, Register's Office for Davidson County, Tennessee.