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Davidson County DEEDWARR
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Fees:38.00 Taxes:3015.50
20080109-0002895

SPECIAL WARRANTY DEED

FROM:	David Allen Bloodworth and wife, Virginia Kluge Bloodworth	This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC 424 Church Street, Suite 2000 Nashville, TN 37219
TO:	Crosland Tennessee, LLC	

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Crosland Capitol View, LLC 401 Church Street, Suite 3000 Nashville, TN 37219	Same	Map 92-10, Parcel 267.02 Map 92-10, Parcel 267.1 Map 92-10, Parcel 267 Map 92-10, Parcel 266 Map 92-10, Parcel 265 Map 92-10, Parcel 264 Map 92-10, Parcel 259

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

TRACI HENRY NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

The actual consideration for this transfer is $815,000.00.

Affiant

Sworn to and subscribed before me, this 7 day of January, 2008.

Notary Public

My Commission Expires: 3-20-10

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Allen Bloodworth and wife, Virginia Kluge Bloodworth** (hereinafter, collectively called the "Seller") by these presents does transfer, sell and convey unto **Crosland Tennessee, LLC** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 510 27th Avenue N, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 9th day of January, 2008.

SELLER:

David Allen Bloodworth

Virginia Kluge Bloodworth

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David Allen Bloodworth, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 7 day of January, 2008.

Notary Public

My Commission Expires: 3-20-10

TRACI HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Virginia Kluge Bloodworth, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 7 day of January, 2008.

Traci Henry
Notary Public

My Commission Expires: 3-20-10

TRACI HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Tract 1:
Land in Davidson County, Tennessee, described as follows:

Being the west 24 feet of Lot No. 3 and the east 10 feet of Lot No. 4, Block "D" of M, B. & M. S. Pilcher Resubdivision of part of the Barrow Land, a plan of said Barrow Land being of record on page 68 of Plan Book 1 of the Chancery Court, a plan of said resubdivision being of record in Book 57, page 91, and an amended plan of Block "D" being of record in Book 57, page 151.

Said parts of Lots 3 and 4 front together 34 feet on the south side of Delaware formerly Short or Craft Street, and run back between parallel lines, 150 feet to an alley.

Tract 2:
A parcel of land located in Block "D" in M.S, and M.B. Pitcher's Resubdivision of Block "D" recorded in Book 57, pages 91 and 151, of the said Register's Office, and being that part of Lots 16, 17, 18, 19, 20 and 21 in said Block "D" that lie north of a line 40 feet northerly from and parallel to the center line of the main tract of the Tennessee Central Railway as then located.

Tract 3:

Land in Davidson County, Tennessee, being parts of Lots Nos. 12 and 13, all of 14, and part of Lot 15 on the Plan of M.S. Pitcher's Re-Subdivision of Block "D" in M.B. and M.S. Pitcher's Subdivision of part of the Barrow property as of record in Book 57, page 151, Register's Office for said County, described according to a survey made by Hickerson & Hickerson, Engineers as follows:

Beginning at an iron pin on the easterly margin of 28th Avenue North, 119 feet southerly from the southeast corner of said Avenue and 16 foot alley, said alley being the first alley north of the Tennessee Central Railroad, said point being also in an old stone wall located in the southern boundary line of the property conveyed to Frances K. Knight and established by the said Frances K. Knight et al by property line agreement; thence with said old stone wall in said established line, North 73 deg. 30' East 120.5 feet to an iron pin in the westerly margin of a 12 foot alley; thence with same South 18 deg. 30' East 100 feet to an iron pin; thence with an old established wire fence South 73 deg. 30' West 124 feet to an iron pin in the easterly margin of 28th Avenue North; thence with the same North 16 deg. 30' West 100 feet to the beginning.

Included in the above described, but excluded from the within conveyance is that portion of the property lying southerly of the boundary line between the properties known as 502 and 504 28th Avenue North, as shown on the Plan of record in Book 4040, page 700, Register's Office for Davidson County, to which reference is made.

Tract 4:

Land in Davidson County, Tennessee, being parts of Lots Nos. 12, 13, all of 14, and part of Lot No. 15 on the Plan of M.S. Pilcher's Re-Subdivision of Block "D" in M.B. and M.S. Pilcher's Subdivision of part of the Barrow property as of record in Book 57, page 151, Register's Office for

said County, described according to a survey made by Hickerson & Hickerson, Engineers, as follows:

Beginning at an iron pin on the easterly margin of 28th Avenue North, 119 feet southerly from the southeast corner of said Avenue and 16 foot alley, said alley being the first alley north of the Tennessee Central Railroad, said point being also in an old stone wall located in the southern boundary line of the property conveyed to Frances K. Knight and established by the said Frances K. Knight, et al by property line agreement; thence with said old stone wall and said established line, North 73 deg. 30' East 120.5 feet to an iron pin in the westerly margin of a 12 foot alley; thence with same South 18 deg. 30' East 100 feet to an iron pin; thence with an old established wire fence South 73 deg. 30' West 124 feet to an iron pin in the easterly margin of 28th Avenue North; thence with same North 16 deg. 30' West 100 feet to the beginning.

Included in the above description, but excluded from the within conveyance is that portion of the property lying northerly of the boundary line between the properties known as 502 and 504 28th Avenue North, as shown on the Plat of record in Book 4040, page 700, Register's Office for Davidson County, Tennessee, to which reference is made.

Tract 5:

Being a part of Lot No. 15, M.S. Pilcher's Re-Subdivision of Block "D" in M.B. & M.S. Pilcher's Subdivision of part of the Barrow Property as of record in Book 57 page 151, said Register's Office, and a part of Felicia Street, closed by Ordinance 66.908 and described according to a survey made by Barge-Waggoner & Summer, Inc., as follows:
Beginning in the east margin of 28th Avenue North, at a point in the center of Felicia Street, closed, thence with said Avenue, North 16 deg. 58' West 41.93 feet; thence along an old fence line, North 73 deg. 30' East 111.64 feet to the west margin of an alley; thence with said alley South 13 deg. 38' East 22.20 feet; thence along the north margin of Felicia Street, closed, North 76 deg. 15' East 6 feet; thence South 13 deg. 38' East 24.27 feet to a point in the north margin of the Tennessee Central Railroad right-of-way; thence with said right-of-way South 54 deg. 19' West 2.03 feet; thence leaving said right-of-way and with the center of Felicia Street, closed, South 76 deg. 15' West 113.17 feet to the beginning.

BEING the same property conveyed to David Allen Bloodworth, by Deed of Record in Book 7800, page 486, Register's Office for Davidson County, Tennessee.

Tract 6:

Land in Davidson County, Tennessee, being Parts of Lots Nos. 11 and 12 on the Map of M. S. & M. B. Pilcher's Subdivision, of record in Book 57, Page 151, Register's Office for said County, and described as follows:

Beginning at the northwest corner of Lot No. 11, being the southeast intersection of 28th Avenue North and Benson Avenue, formerly an alley; thence with the margin of Benson Avenue easterly 128 feet to the westerly margin of an alley; thence with the margin of said alley southerly 21 feet 3 inches to a point; thence southwesterly 124 feet more or less to the easterly margin of 28th Avenue North, which point is 19 feet 6 inches north of the corner of Lots 12 and 13; thence with the margin of 28th Avenue North, northerly 53 feet 6 inches to a turn in said Avenue, and continuing with the same, northerly 16 feet to the point of beginning.

BEING the same property conveyed to David A. Bloodworth, by Deed of Record in Book 9410, page 340, Register's Office for Davidson County, Tennessee.

Tract 7:

Land in Davidson County, Tennessee, being parts of Lots Nos. 11, 12, and 13 on the Plan of M.S. Pilcher's Resubdivision of Block "D" in M.B. and M.S. Pilcher's Subdivision of part of the Barrow Property, as of record in Book 57, page 151, Register's Office for said County, described as follows:

Beginning on the easterly margin of 28th Avenue North at a point 69.5 feet south of the southerly margin of the first alley north of Felicia Street, being the southwest corner of the property conveyed to E.J. Thornton and wife, by deed from Miss Flora Gray, of record in Book 1640, page 243, said Register's Office; thence with Thornton's southerly line eastwardly 123.3 feet to an iron pin, 21 feet 3 inches south of the southerly margin of said alley; thence with said alley southwardly 56.66 feet to an iron pin in the northeast corner of the property conveyed to Calvin Toler by deed from Ida Bennett, of record in Book 1250, page 216, said Register's Office; thence with Toler's northerly line westwardly 118.4 feet to an iron pin in the easterly margin of 28th Avenue North; thence with said Avenue northwardly 56.66 feet to the beginning.

BEING the same property conveyed to David A. Bloodworth, by Deed of Record in Book 9166, page 853, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2008, a lien, not yet due and payable.

2. Boundary Line Agreement as of record in Book 4040, page 696.