Davidson County DEEDWARR
Recvd: 01/11/08 11:01 6 pg
Fees:33.00 Taxes:11377.50
20080111-0003533

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
North Charlotte Avenue Holdings, LLC 401 Church Street, Suite 3000 Nashville, Tennessee 37219	Same	93-1 / 34 93-1 / 91

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledgedHSD HOLDINGS, LLC, also known as HSD HOLDING, LLC ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto NORTH CHARLTOTE AVENUE HOLDINGS, LLC ("Grantee"), its heirs and assigns, certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference (the "Property"), together with all improvements and fixtures located thereon and together with all rights and easements appurtenant thereto.

This is improved property located on 10th Avenue North, Nashville, TN. Said property is conveyed subject to the matters shown on Exhibit B.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its heirs and assigns, forever.

Grantor covenants with the Grantee that said real property is free from all encumbrances made or suffered by Grantor except as set forth above.

Grantor covenants and binds itself to warrant specially and forever defend the title to said real estate to Grantee, its heirs and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument on this 10th day of January, 2008.

HSD HOLDINGS, LLC

By: H. Rodes Hart
Name: H. Rodes Hart
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 H. Rodes Hart, the President of HSD Holdings, LLC, a Tennessee limited liability company, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and that he has the authority to execute this instrument on behalf of the limited liability company..

WITNESS my hand, at office, this 10th day of January, 2008.

Cathy E. Reed
Notary Public

My Commission Expires 3-2-2011

CATHY E. REED
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TN)
COUNTY OF Davidson)

The actual consideration or value (whichever is greater) for this transfer is $3,075,000.00.

3,075,000.00

Laura Lincoln
Affiant

Subscribed and sworn to before me, this 10th day of January, 2008.

Notary Public

My Commission Expires: 7/5/2011

ELIZABETH A. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

TRACT 1:

A tract of Land in the Nineteenth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being bounded on the North and East by CSX Railroad, on the South by Jo Johnston Avenue and on the West by 10th Avenue North, being part of Lots Nos. 122, 123, 124 and 126, McNairy's Mansion House Tract, as of record on the front Fly Leaf of Book 9, Register's Office for said county, and part of Lots Nos. 1,2, 17, 18, 23, West One-half of Lots Nos. 22, 19, 20, parts of Lots Nos. 21 and 22, Belinda Stone's Plan of Resubdivision of Lots Nos. 117, 118, 119, 120 and 121, McNairy's Mansion House Tract, not of record, and a part of Crawford Street (now closed) and being furthermore described according to a survey prepared by James Terry & Associates, dated February 12, 2007, Job Number 2007005 and proceeding as follows:

Beginning at a P.K. Nail (set) at the northeasterly intersection of Jo Johnston Avenue, formerly Line Street (a 37.0-foot public right-of-way) and 10th Avenue North, formerly Belleville Street (a 49.5-foot public right-of-way); thence,

1. With the easterly right-of-way line of said 10th Avenue North, North 29 degrees 04 minutes 00 seconds West, 459.64 feet to an iron rod (set) on the southeasterly line of the CSX Railroad "Y" Spur Track, being situated 10 feet southeasterly of the centerline of the railroad track; thence,

2. Leaving said easterly right-of-way line, and with the southeasterly line of said CSX Railroad "Y" Spur Track, running 10 feet parallel and perpendicular to the centerline of the existing railroad track, North 73 degrees 35 minutes 10 seconds East, 294.28 feet to an iron rod (set); thence,

3. Northeastwardly with a curve to the left having a radius of 2588.71-feet, a central angle of 02 degrees 08 minutes 27 seconds, for an arc length of 96.73 feet to an iron rod (set); said curve has a chord bearing and distance of North 72 degrees 30 minutes 57 seconds East, 96.72 feet; thence,

4. Continuing Northeastwardly with a curve to the left having a radius of 757.79-feet, a central angle of 16 degrees 55 minutes 02 seconds, for an arc length of 223.75 feet to an iron rod (set) on the northwesterly margin of the CSX Railroad; said curve has a chord bearing and distance of North 63 degrees 04 minutes 17 seconds East, 222.93 feet; thence,

5. In a southwestwardly direction, along the westerly margin of said CSX Railroad, running 60 feet parallel and perpendicular to the South Bound (First) Main Track, with a curve to the left having a radius of 1057.50-feet, a central angle of 17 degrees 20 minutes 22 seconds, for an arc length of 320.03 feet to a P.K. Nail (set); said curve has a chord bearing and distance of South 21 degrees 20 minutes 21 seconds West, 318.81 feet; thence,

6. South 29 degrees 03 minutes 45 seconds East, 19.30 feet to a P.K. Nail (set); said P.K. Nail being situated 48 feet parallel and perpendicular to the South Bound (First) Main Track of the said CSX Railroad; thence,

7. Continuing on a southwestwardly direction, running 48 feet parallel and perpendicular to the South Bound (First) Main Track, with a curve to the left having a radius of 728.66-feet, a central angle of 06 degrees 38 minutes 49 seconds, for an arc length of 84.53 feet to an iron rod (set); said curve has a chord bearing and distance of South 10 degrees 04 minutes 13 seconds West, 84.49 feet; thence,

8. South 07 degrees 14 minutes 48 seconds West, 52.14feet to an iron rod (set); thence,

9. In a southeastwardly direction with a curve to the left having a radius of 110.46-feet, a central angle of 23 degrees 50 minutes 54 seconds, for an arc length of 45.98 feet to an iron rod (set) alongthe face of an existing brick wall in the northerly right-of-way line of the aforementioned Jo Johnston Avenue; said curve has a chord bearing and distance of South 01 degrees 56 minutes 44 seconds East,45.65 feet; thence,

10. With the Northerly right-of-way line of the aforementioned Jo Johnston Avenue, South 61 degrees 39 minutes 31 seconds West, 254.00 feet to the point of beginning and containing 165.019 square feet or 3.788 acres, more or less, as calculated by the above courses and distances which were within the precision requirements of an ALTA/ACSM Land Title Survey of 2005.

BEING the same property conveyed to HSD Holding, LLC, a Tennessee limited liability company, by Deed of record at Instrument No. 20061201-0148722 and Instrument No. 20061201-0148633, Register's Office for Davidson County, Tennessee. HSD Holdings, LLC is one and the same as HSD Holding, LLC.

TRACT 2:

A tract of land in the nineteenth councilmanic district of Metropolitan Nashville and Davidson County, Tennessee, being bounded on the North by Jo Johnston Avenue, on the East by 10th Avenue North, on the South by Gay Street, and on the West by CSX Railroad and being parts of Lots 10, 11, 12, 13 and 14 as shown on the Map of Cannon Subdivision, as of record in Plat Book 1, Page 53, Chancery Court for Davidson County, Tennessee, and being furthermore described according to a survey prepared by James Terry & Associates, dated February 12, 2007, Job Number 2007005 and proceeding as follows:

Beginning at an iron rod (set) in the northwesterly right-of-way line of Gay Street, a 33.0-foot public right-of-way; said iron rod being situated 50 feet east of and parallel and perpendicular to the easterly margin of CSX Railroad Track No. 1; thence,

1. Leaving said right-of-way line and with the easterly margin of said CSX Railroad Track No. 1, being 50 feet parallel and perpendicular to the centerline of the existing railroad track, North 35 degrees 21 minutes 32 seconds West, 132.59 feet to an iron rod (set); thence,

2. In a northwestwardly direction with a curve to the left having a radius of 1248.17-feet, a central angle of 05 degrees 27 minutes 00 seconds, for an arc length of 118.72 feet to a chiseled "X" in concrete wingwall of railroad overpass in the southeasterly right-of-way line of Jo Johnston Avenue (formerly line street), a 45.0-foot public right-of-way; said curve has a chord bearing and distance of North 38 degrees 05 minutes 02 seconds West, 118.68 feet; thence,

3. With the southeasterly right-of-way line of said Jo Johnston Avenue, North 62 degrees 10 minutes 00 seconds East, 93.84 feet to an iron rod (set) at the back of the existing sidewalk at the intersection of said Jo Johnston Avenue and 10th Avenue North (formerly Belleville Street), a 49.5-foot public right-of-way; thence,

4. With the southwesterly right-of-way line of said 10th Avenue North, South 29 degrees 04 minutes 00 seconds East, 248.00 feet to a P.K. Nail (set) in the northwesterly right-of-way line of the aforementioned Gay Street; thence,

5. With the Northwesterly right-of-way line of said Gay Street, South 61 degrees 53 minutes 31 seconds West, 60.69 feet to the point of beginning and containing 18,686 square feet or 0.428 acres, more or less, as calculated by the above courses and distances which were within the precision requirements of an ALTA/ACSM Land Title Survey of 2005.

BEING the same property conveyed to HSD Holding, LLC, a Tennessee limited liability company, by Deed of record at Instrument No. 20061201-0148722 and Instrument No. 20061201-0148633, Register's Office for Davidson County, Tennessee. HSD Holdings, LLC is one and the same as HSD Holding, LLC

EXHIBIT B

1. Taxes for the year 2007, a lien, which are not yet due and payable. Tax Parcel Nos. 93-1/34 and 93-1/91.

2. Restrictions, Reservations and Easements as set forth in Deed of Record in Book 7698, page 174, Register's Office of Davidson County, Tennessee

3. Rights of the Railroad under a Charter Rightof-Way.

4. Rights of the railroad company servicing the railroad siding located on the property in and to the ties, rails and other properties constituting said railroad siding or in andto the use thereof.

4. Easements retained by Metropolitan Government of Nashville and Davidson County, Tennessee in Bill No. 54-432.

5. Matters shown on a survey dated February 12, 2007, last revised July 16, 2007, prepared by James G. Terry, Tennessee RLS #2287, of James Terry & Associates, Job No. 2007005.

6643099.2