1 A. Title

Davidson County DEEDWARR
Recvd: 06/02/08 10:25 7 pg
Fees:38.00 Taxes:7030.00
20080602-0055661

SPECIAL WARRANTY DEED

Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Nashville College Investment, LLC 121 W. Trade Street, Suite 2020 Charlotte, North Carolina 28202	Map-Par. 72-13-246	Same
This instrument prepared by: Moore & VanAllen PLLC 100 N. Tryon Street, Suite 4700 Charlotte, NC 28202		

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **AZTEC HOLDINGS TENNESSEE, LLC, a New Mexico limited liability company (as to a Seventy-Two and Thirty-Eight Hundredths percent (72.38%) tenancy-in-common interest)** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **NASHVILLE COLLEGE INVESTMENT, LLC, a North Carolina limited liability company, a Seventy-Two and Thirty-Eight Hundredths percent (72.38%) tenancy-in-common interest,** (the "Grantee"), their successors and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit (the "Property"):

SEE EXHIBIT A.

This is improved property known as 1003 Douglas Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors, and assigns forever. Grantor does hereby release and relinquish unto Grantees, its successors and assigns forever, all of its right, title and interest in and to said Property, and does hereby covenant to and with Grantee, its successors and assigns, to defend the title to the property herein conveyed against all persons lawfully claiming the same by, through or under Grantor, but not otherwise except for those matters set forth on Exhibit B (Permitted Exceptions). 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, Grantor has caused to be executed this instrument this 21 day of April, 2008.

AZTEC HOLDINGS TENNESSEE, LLC, a New Mexico limited liability company

By: H J Ward
Name: Harold J. Ward
Title: Trustee, Ward Family Trust, Member

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Harold J. Ward, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Ward Family Trust which is the sole Member of Aztec Holdings Tennessee, LLC, a New Mexico limited liability company, the within named bargainor, and is authorized by the limited liability company to execute this instrument on behalf of the company.

WITNESS my hand and seal at office this ___ day of _____, 2008.

_____

My commission expires: _____

STATE OF _____)
COUNTY OF _____)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $1,900,000.00.

H J Ward
Affiant

Subscribed and sworn to before me,
this ___ day of _____, 2008.

_____
Notary Public

My Commission Expires:

_____

CHAR2\988854v1

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles }

On April 21, 2008 (Date) before me, Jenny Ta, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Harold J. Ward (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

JENNY TA
Commission # 1763710
Notary Public — California
Los Angeles County
My Comm. Expires [illegible]

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: April 21, 2008 Number of Pages: 5

Signer(s) Other Than Named Above: /

Capacity(ies) Claimed by Signer(s)

Signer's Name: Harold J. Ward

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☒ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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CALIFORNIA JURAT WITH AFFIANT STATEMENT

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–5 to be completed only by document signer[s], *not* Notary)

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this
21 (Date) day of April (Month), 2008 (Year), by
(1) Harold J Ward (Name of Signer),
proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (,)

(and
(2) _____ (Name of Signer),
proved to me on the basis of satisfactory evidence to be the person ~~who appeared~~ before me.)

JENNY YA
Commission # 1763710
Notary Public — California
Los Angeles County

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: April 21, 08 Number of Pages: 6

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

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EXHIBIT A
(Property Description)

BEING A TRACT OF LAND LYING IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BEING LOT NO. 1 AS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK 0073, PAGE 039, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (FORMERLY LOTS 201-210 AS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 421, PAGE 72 AND 73, R.O.D.C.). SAID TRACT IS LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF DOUGLAS STREET AND TREVECCA AVENUE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF DOUGLAS STREET, SAID POINT BEING APPROXIMATELY 525 FEET WEST OF THE INTERSECTION OF DOUGLAS STREET AND TREVECCA AVENUE.

THENCE, LEAVING SAID MARGIN ALONG OR NEAR THE EASTERLY LINE OF SHARON T. SPARKMAN AND MILDRED V. GRISBY OF RECORD IN DEED BOOK 11110, PAGE 586, R.O.D.C., NORTH 02°47'51" EAST, 268.24 FEET TO A POINT IN THE SOUTHERLY MARGIN OF A 30 FEET ALLEY;

THENCE, WITH SAID ALLEY, SOUTH 88°07'21" EAST, 539.64 FEET TO A POINT IN THE WESTERLY MARGIN OF TREVECCA AVENUE;

THENCE, WITH SAID MARGIN WITH A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 640.00 FEET AND A CENTRAL ANGLE OF 18°40'37" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 13°19'29" WEST 207.70 FEET FOR AN ARC LENGTH OF 208.62 FEET AND A TANGENT LENGTH OF

THENCE, SOUTH 03°59'11"WEST, 45.75 FEET TO A POINT;

THENCE, WITH A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 29.00 FEET AND A CENTRAL ANGLE OF 88°30'49", AND BEING SUBTENDED BY A CHORD WIHCH BEARS SOUTH 48°14'35" WEST, 34.89 FEET FOR AN ARC LENGTH OF 38.62 FEET AND A TANGENT LENGTH OF 24.36 FEET TO A POINT IN THE NORTHERLY MARGIN OF DOUGLAS STREET, NORTH 87°30'00" WEST, 475.81 FEET TO THE POINT OF BEGINNING AND CONTAINING
138,430 SQUARE FEET OR 3.18 ACRES, MORE OR LESS.

Being the same property conveyed to Grantor and Grantee by deed of record as Instrument Number 20061006-0124702, Register's Office for Davidson County, Tennessee.

EXHIBIT B
(Permitted Exceptions)

1. Taxes for 2007.

2. All matters shown on the Plat of record as Instrument Number 20021015-0126624, Register's Office for Davidson County, Tennessee., as shown on the survey prepared by J. Alan Cummings, RLS No. 2351, Crawford Land Surveyors, P.C., dated September 20, 2006.

After recording return to:

Allegiance Realty Corporation
Attention: Myron L. Moore, III
121 West Trade Street, Suite 2020
Charlotte, NC 28202