Davidson County DEEDWARR
Recvd: 07/11/08 15:45 5 pg
Fees:28.00 Taxes:932.40
20080711-0071631

THIS INSTRUMENT PREPARED BY:
Waller Lansden Dortch & Davis LLP (RRC)
511 Union Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
Renewal House, Inc.
P.O. Box 280356
Nashville, Tennessee 37228-0356

SEND TAX BILL TO:
SAME

MAP-PARCEL:
Map-Par. 69-12-66
Map-Par. 69-12-76
Map-Par. 69-12-83

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **H.G. Hill REALTY COMPANY, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **RENEWAL HOUSE, INC.**, a Tennessee corporation (the "Grantee"), its successors, heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

See Exhibit A, attached hereto and incorporated herein by this reference.

This is unimproved property located on Bellfield Avenue and Clarksville Pike, Nashville, Tennessee.

This conveyance of the property herein, and all covenants and warranties of Grantor contained herein are made expressly subject to those matters set forth on Exhibit B, attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors, heirs and assigns forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's successors, heirs and assigns, against the lawful claims of all parties 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.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 11th day of July, 2008.

H.G. Hill REALTY COMPANY, LLC, a Tennessee limited liability company

By:_____
Celeste Patterson, Chief Financial Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Celeste Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Chief Financial Officer of **H.G. Hill REALTY COMPANY, LLC**, the within named bargainor, a Tennessee limited liability company, and that she as such Chief Financial Officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Chief Financial Officer.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 10th day of July, 2008.

Linda J. Boggess
Notary Public

My Commission Expires: 5-22-10

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

2145851.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $252,000.00.



My Commission Expires NOV. 22, 2008

Affiant

Subscribed and sworn to before me this 11th day of July, 2008.

Notary Public

My Commission Expires: 11-22-08

2145851.1

EXHIBIT A

Legal Description of Property

A tract of land in the 13th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the Northeast margin of State Route 112, U.S. Highway 41-A, being located 350 feet Southeast from centerline of Courtney Avenue, a 50-foot Street, being the centerline of the Tennessee Electric Power Company easement; thence leaving said margin of State Route 112 and with the centerline of said easement Northeasterly 578.5 feet to an angle in the easement; thence continuing with said centerline Northeasterly 400.75 feet to a point; thence South 49°15' East a distance of 123.3 feet to a point; thence South 42°15' West a distance of 33 feet to a point; thence South 47°00' East a distance of 282.75 feet to a point; thence South 39°15' West a distance of 320 feet, more or less, to a point; thence South 44°00' West a distance of 583 feet, more or less, to a point in the Northeast margin of State Route 112; thence in a Northwesterly direction with the Northeast margin of State Route 112, 361.5 feet to the point of beginning, containing 8.2 acres, more or less.

INCLUDED in the above described property is a 2-foot reserved parcel as shown on Sheet 69-12, Parcel No. 83, AND embraced within the limits of the above description, it was once proposed that a road or street called Bellfield Avenue, 50 feet wide, should run for a distance of 668.5 feet along the Southeasterly margin of parcel 66 as shown on sheet 69-12 of the Property Map and Records System of Davidson County, Tennessee, and also for a distance of 392.5 feet along the Southwesterly margin of parcel 76 and extending Northwesterly 240 feet, more or less to the Easterly margin of Courtney Avenue. All the right, title and interest of the grantors to the surface of said proposed street is herein conveyed.

Being the same property conveyed to H.G. HILL REALTY COMPANY, A TENNESSEE CORPORATION by deed of record in Book 4256, page 286, in the Register's Office for Davidson County, Tennessee. The said H.G. Hill Realty Company having since merged into Music City Investment Partners, LLC, by Certificate of Merger of record as Instrument No. 20050608-0065678, Register's Office for Davidson County, Tennessee. The said Music City Investment Partners, LLC, subsequently changed its name to H.G. Hill Realty Company, LLC, by Articles of Amendment of record as Instrument No. 20050608-0065679, said Register's Office.

EXHIBIT B

Permitted Encumbrances

1. Davidson County taxes for 2008, a lien, but not yet due and payable, which have been prorated between the parties.

2. Easement granted unto Tennessee Electric Power Company of record in Book 787, Page 2, Register's Office for Davidson County, Tennessee.

3. Title to that portion of subject property embraced within the bounds of Bellfield Avenue.

4. Any discrepancies, conflicts, easements, boundary line disputes, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.