Davidson County DEEDWARR
Recvd: 07/24/08 10:22 6 pgs
Fees:33.00 Taxes:4440.00
20080724-0075765

SPECIAL WARRANTY DEED

CHRYSLER REALTY COMPANY LLC, a Delaware limited liability company, as successor by conversion to Chrysler Realty Corporation, a Delaware corporation, whose address is 1000 Chrysler Drive, CIMS: 485-04-25, Auburn Hills, Michigan 48326-2766 ("Grantor"), for consideration paid, grants and conveys to Music City Partners, a Tennessee general partnership, whose address is 710 Murfreesboro Road, Nashville, Tennessee 37210 ("Grantee"), all that certain land, situated in the City of Nashville, County of Davidson, State of Tennessee, described on Exhibit "A" attached hereto and made a part hereof, together with all the tenements, hereditaments and appurtenances thereto belonging or anywise appertaining ("Property") for and in consideration of One Million, Two Hundred Thousand and 00/100 Dollars ($1,200,000.00), receipt of which is hereby acknowledged.

This conveyance is made subject to the following: non-delinquent, ad valorem taxes and current installments of special assessments against the Property which are not yet due and payable; to highways, rights-of-way, easements, rights, covenants, mineral reservations and licenses and restrictions of record generally; to zoning ordinances, building and use restrictions and other governmental limitations; to restrictions, not currently of record, which any governmental agency may impose to satisfy governmental requirements; and to matters which might be disclosed by an accurate inspection and survey of the Property.

Grantor does hereby bind itself and its successors to warrant and forever defend ownership of the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

WITNESS its hand and seal this 22nd day of July, 2008.

SIGNED IN PRESENCE OF:

Jessica DeCarlo

CHRYSLER REALTY COMPANY LLC

By: _____
Michael E. Yatsko
Its: Vice President

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

On this 22nd day of July, 2008 before me personally appeared Michael E. Yatsko to me personally known, whom being by me sworn, said that he is the Vice President of Chrysler Realty Company LLC, a Delaware limited liability company ("Company") who executed this instrument; that this instrument was signed on behalf of the Company by authority of its Members; and that this instrument is acknowledged as the free act and deed of the Company.

JESSICA DE CARLO
NOTARY PUBLIC, STATE OF MI
COUNTY OF [illegible] AND
MY COMMISSION EXPIRES May 17, 2014
ACTING IN COUNTY OF Oakland

Jessica DeCarlo
_____, Notary Public
Oakland County, Michigan
My Commission expires: 5-17-2014

THIS INSTRUMENT PREPARED BY:

Sally A. Rutledge, Esq.
Howard & Howard Attorneys, P.C.
39400 Woodward Avenue, Suite 101
Bloomfield Hills, MI 48304-5151
(248) 645-1483

JESSICA DE CARLO NOTARY PUBLIC [illegible] MICH

RETURN TO:

Grantee

Y:\office\Realty\Realty\Tennessee\Nashville \SPECWARD 7-18-2008.doc

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Affiant

Subscribed and sworn to before me this the 23RD day of July, 2008.

Notary Public

My commission expires:
(Affix Seal) 1-19-2010

BELINDA A. SHERWIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: JAN. 19, 2010

Map 106-6, Parcel 20

Name and Address of New Owner, and Send Tax Bills to:

Music City Partners, a Tennessee general partnership
421 E. Iris Drive
Suite 300
Nashville, TN 37204

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly part of Lots 1,2,3, all of Lots 4,5, 29 and 30, the southerly 70 feet of Lots 6 and 28 on the Plan of W.B. Baird's Subdivision of Oakland, as of record in Book 332, page 120, Register's Office for said County, and also an alley located between Lots 1,2,3, 4 and 30, on said plan as closed by Ordinance No. 66-88, of the Metropolitan Government of Nashville & Davidson County, Tennessee, a certified copy of which is of record in Book 4099, page 505, said Register's Office, and the westerly 1/2 of Maple Avenue (Maplewood), that adjoins Lots 3,30 and 29, and the southerly 70 feet of Lot 28, in the subdivision above referred to, as closed by Ordinance No. 67, page 141, of the Metropolitan Government of Nashville & Davidson County, a certified copy of which is of record in Book 4165, page 65, said Register's Office, and described together according to a revised survey made by William J. Stockard, dated Sept. 26, 1967, as follows:

BEGINNING at an iron pin set in the northerly margin of Murfreesboro Road, in the center of Maplewood Avenue Closed; thence along the said Murfreesboro Road, as follows, North 70° 53' West 25.1 feet to an iron pin set; North 70° 53' West 111 feet to an iron pin set; North 70° 53' West 111 feet to an iron pin set, and North 70° 53' West 111 feet to a bolt in asphalt set, being the intersection of Murfreesboro Road and Arlington Avenue; thence with the easterly margin of Arlington Avenue, North 24° 31' East 123.7 feet to an iron pin set; continuing North 24° 31' East 15.1 feet to an iron pin; thence North 24° 31' East 140.3 feetto an iron pin set; continuing North 24° 31' East 170 feet to an iron pin set; thence leaving Arlington Avenue, South 65° 41' East 355.10 feet to an iron pin set in the center of Maplewood Avenue Closed; thence with the center of said Avenue, South 24° 19' West 416.9 feet to the point of beginning.

Being property vested in Chrysler Motors Corporation, by the following instruments: by deed from Guy Wallace Motor Co., Inc., as of record in Book 4103, page 737; by deed from McDowell Development Corporation, in Book 4103, page 733; by deed from Marcellus G. Harsh, and wife, et al, in Book 4103, page 729, said Register's Office, and by the closing of an alley, a certified copy of which is of record in Book 4099, page 505, said Register's Office, and by the closing of the westerly 1/2 of Maple Avenue (Maplewood), a certified copy of which is of record in Book 4165, page 65, said Register's Office.

Being the same property conveyed to Chrysler Realty Corporation by deed from Chrysler Motors Corporation of record in Book 4174, page 22, Register's Office for Davidson County, Tennessee, and corrected in Book 4204, page 216, said Register's Office. Chrysler Realty Corporation converted into Chrysler Realty Company LLC, a Delaware limited liability company, by Certificate of Conversion dated December 9, 2003, a copy of which is attached hereto.

Delaware

The First State

I, HARRIET SMITH WINDSOR, SECRETARY OF STATE OF THE STATE OF DELAWARE DO HEREBY CERTIFY THAT THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF CONVERSION OF A DELAWARE CORPORATION UNDER THE NAME OF "CHRYSLER REALTY CORPORATION" TO A DELAWARE LIMITED LIABILITY COMPANY, CHANGING ITS NAME FROM "CHRYSLER REALTY CORPORATION" TO "CHRYSLER REALTY COMPANY LLC", FILED IN THIS OFFICE ON THE TWELFTH DAY OF DECEMBER, A.D. 2003, AT 1:48 O'CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID CERTIFICATE OF CONVERSION IS THE THIRTY-FIRST DAY OF DECEMBER, A.D. 2003, AT 11:59 O'CLOCK P.M.



Harriet Smith Windsor

Harriet Smith Windsor, Secretary of State

0655903 8100V

080083806

AUTHENTICATION: 6339363

DATE: 01-25-08

You may verify this certificate online at corp.delaware.gov/authver.shtml

State of Delaware
Secretary of State
Division of Corporations
Delivered 02:10 PM 12/12/2003
FILED 01:46 PM 12/12/2003
SRV 030801124 - 0655903 FILE

CERTIFICATE OF CONVERSION FROM A CORPORATION TO A LIMITED LIABILITY COMPANY PURSUANT TO SECTION 266 OF THE DELAWARE GENERAL CORPORATION LAW

1. The name of the corporation is Chrysler Realty Corporation.

2. The date on which the original Certificate of Incorporation was filed with the Secretary of State is April 13, 1967.

3. The name of the limited liability company into which the corporation is herein being converted is Chrysler Realty Company LLC.

4. The effective date and time of the conversion to a limited liability company is 11:59 p.m. Eastern Standard Time on December 31, 2003.

5. The conversion has been approved in accordance with the provisions of Section 266 of the Delaware General Corporation Law.

IN WITNESS WHEREOF, this Certificate has been duly executed this 9th day of December, 2003

Chrysler Realty Corporation

By: _____
Byron C. Babbish
Assistant Secretary

O:\DCNA\HCORPORATI\CRCLLC Conversion\Certificate of Conversion.RTF