THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Blue Tree Associates, LLC 2405 Crestmoor Road Nashville, TN 37215	Same	Map 117–10–0-094.00

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 acknowledged, THE JUNIOR LEAGUE OF NASHVILLE, a Tennessee non-profit corporation also known as Junior League of Nashville, Inc. ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto BLUE TREE ASSOCIATES, LLC ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto.

The property described on Exhibit A is (x) improved ( ) unimproved property more commonly known as:

2405 Crestmoor Road
Nashville, TN 37215

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

GRANTOR covenants and binds itself, its successors and representatives to warrant specially and forever defend the title to said real estate to Grantee, his 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 on Exhibit B), but not further or otherwise.

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

IT IS EXPRESSLY UNDERSTOOD THAT THE PROPERTY IS BEING CONVEYED IN AN "AS IS, WHERE IS, WITH ALL FAULTS" CONDITION. GRANTOR SHALL HAVE NO LIABILITY FOR, AND GRANTEE HAS AGREED TO HAVE NO RIGHT OR CLAIM AGAINST GRANTOR FOR, DAMAGES, RESCISSION OF THE SALE, REDUCTION OF THE SALES PRICE OR OTHERWISE BECAUSE OF THE PHYSICAL CONDITION OF THE PROPERTY (INCLUDING WITHOUT LIMITATION ITS ENVIRONMENTAL CONDITION), ANY SUCH RIGHT OR CLAIM BEING HEREBY EXPRESSLY WAIVED BY GRANTEE.

BILL GARRETT, Davidson County
Trans:T20090042331 DEEDWARR
Recvd: 06/24/09 15:53 5 pgs
Fees:28.00 Taxes:7529.50
20090624-0058912

IN WITNESS WHEREOF, Grantor executed this instrument on this 24 day of June, 2009.

The Junior League of Nashville

By: Stacy Sullivan-Karrels
Name: Stacy Sullivan-Karrels
Title: President
2009-2010

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Stacy Sullivan-Karrels, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the President of The Junior League of Nashville, a non-profit corporation, and is authorized by the non-profit corporation to execute this instrument on behalf of the non-profit corporation.

WITNESS my hand, at office, this 24th day of June, 2009.

Notary Public

My Commission Expires:

BRANDY K. PIRK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration or value (whichever is greater) for this transfer is $2,035,000.

Affiant

Subscribed and sworn to before me, this 24th day of June, 2009.

Notary Public

My Commission Expires:

BRANDY K. PIRK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

EXHIBIT A

DESCRIPTION OF PROPERTY

Land in Nashville, First Civil District, Twenty-Fifth Councilmanic District, Davidson County, Tennessee, located generally along the northerly right-of-way of Crestmoor Road, also being Lot No. 19 of the recorded subdivision plat of Block "A" Hillsboro Views Development Company's Subdivision of record in Plat Book 974, pages 64 and 65, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point along the northerly right-of-way of Crestmoor Road said point being the southeast corner of Lot No. 20 and the southwest corner of Lot No. 19 of said recorded subdivision;

THENCE, leaving the northerly right-of-way of Crestmoor Road with the easterly boundary of Lot No. 20 of said recorded subdivision, said property also being conveyed to William J. Wilson, III, et. ux. of record in Book 9706, page 933, R.O.D.C., N 03 deg. 12' 53" E, 175.00 feet to a point in the southerly boundary of Lot No. 9 as shown on the recorded Subdivision Plat of Woodmont Estates of record in Plat Book 974, page 29, R.O.D.C.;

THENCE, with said southerly boundary S 87 deg. 00' 00" E, 100.00 feet to a point in the westerly boundary of Lot No. 18 of Block "A" Hillsboro Views Development Company's Subdivision of record in Plat Book 974, pages 64 and 65, R.O.D.C., also being property conveyed to Elise C. Whalley & Shirley A. Zeitlin of record in Book 4327, page 427, R.O.D.C.;

THENCE, with said westerly boundary of Lot No. 18, S 03 deg. 12' 53" W 175.00 feet to a point in the northerly right-of-way of Crestmoor Road;

THENCE, with said northerly right-of-way line N 87 deg. 00' 00" W, 100.00 feet to the point of beginning.

Containing 17,500 square feet or 0.40 acres more or less.

TOGETHER with the right to connect to, relocate or revise any drainage structure installed within the easement for drainage purposes across the southeasterly corner of said Lot No. 19 as retained in the instrument of record in Book 4438, Page 743, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JUNIOR LEAGUE OF NASHVILLE, INC., by deed from WILKINS & IVEY, ATTORNEYS, A PARTNERSHIP OF PERCY WILKINS, JR. AND CHRISTY WILKINS IVEY, of record as Instrument No. 20000308-0024009, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2009, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 974, page 64, Register's Office for Davidson County, Tennessee.

3. Drainage Easement of record in Book 4438, page 743, said Register's Office.