THIS INSTRUMENT PREPARED BY: **MUDTER, MORGAN & PATTERSON** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **(615) 383-4429** **FTEC File No.** _____ **File Box 9B**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,506,000.00. _____ Affiant Subscribed and sworn to before me, this 27 day of July, 2009. _____ Notary Public My Commission Expires: _____

09-58251

LIMITED WARRANTY DEED

Address New Owner: ~~Harold G.~~ *HERMAN Istrin, Trustee of the Istrin Family Trust u/t/d 10-23-93 9803 San Fernando Road Pacoima, CA 91331	Send Tax Bills to: New Owner	Tax Information: Map & Parcel No. 10510018000

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, SREP, GP, a Tennessee general partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to *~~HAROLD G.~~ ISTRIN, TRUSTEE OF THE ISTRIN FAMILY TRUST, U/T/D OCTOBER 19, 1993 ("Grantee"), his successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*HERMAN

This is improved property known as 2011 Eighth Avenue, South, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20090052682 DEEDWARR
Recvd: 08/04/09 10:53 3 pgs
Fees:18.00 Taxes:5572.20
20090804-0072850

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized officer(s), on this 24th day of July, 2009.

SREP, GP, a Tennessee general partnership

By: E. Rhett Smith

E. Rhett Smith, Managing Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, E. Rhett Smith, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Managing Partner of SREP, GP, a Tennessee general partnership, the maker or its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of July, 2009..

Tracey A Brooks

Notary Public

My Commission Expires: _____

TRACEY A. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

Exhibit "A"

Legal Description

A tract of land in the Seventeenth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee being parcel 180 on Tax Map 105-10 and being the westerly remaining part of Lot 101 and the southwesterly 41.5 feet of Lot 100, Waverly Land Company's Plan of Lots called "Waverly Place" as of record in Book 57, page 95, Register's Office for Davidson County (R.O.D.C.), Tennessee (part of lots appear to be taken for right-of-way of 8th Avenue South) and being more particularly described as follows:

Beginning at an iron rod (new) on the westerly right-of-way line of 8th Avenue South (as widened) at the present common corner of Lots 101 and 102 "Waverly Place"; said iron pin being South 00 deg. 02 min. 49 sec. West, 274.00 feet from a point at the southerly end of the southwesterly return curve at 8th Avenue South and Wedgewood Avenue (formerly called Acklen Avenue) as measured along the westerly right-of-way line of 8th Avenue South; thence, with the common line between Lots 101 and 102, North 88 deg. 43 min. 45 sec. West, 198.53 feet to an iron rod (new) on the easterly right-of-way line of Alley No. 661; thence, with the easterly right-of-way line of Alley No. 661 (being 15 feet wide) North 01 deg. 18 min. 57 sec. East, 181.50 feet to an iron rod (old) at the southwesterly corner of the Exxon Corporation, as of record in Deed Book 2092, page 75, Register's Office for Davidson County, Tennessee; thence, with the common line of Exxon and the herein-described tract, South 88 deg. 43 min. 02 sec. East, 194.52 feet to an iron rod (old) on the westerly right-of-way line of 8th Avenue South (as widened); thence, with the westerly right-of-way line of 8th Avenue South (as widened), South 00 deg. 02 min. 49 sec. West, 181.50 feet to the Point of Beginning and containing 35,665 square feet or 0.819 acres, more or less.

Being the same property conveyed to SREP, LLC, a Tennessee limited liability company by deed from Burger King Corporation, a Florida Corporation of record in Instrument No. 20050810-0094749, Register's Office for Davidson County, Tennessee. SREP, LLC having been converted to a Tennessee general partnership by Articles of Conversion filed with the Tennessee Secretary of State under File No. 6414.1711 and recorded as Instrument No. 20090722-0068894, Register of Deeds for Davidson County, Tennessee.

Permitted Encumbrances

1. State and County taxes for the year 2009.
2. All matters appearing on the Plan of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.
3. Memorandum of Land and Building Lease recorded as Instrument No. 20050810-0094752, Register's Office for Davidson County, Tennessee.