BILL GARRETT, Davidson County
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Fees:23.00 Taxes:24605.00
20091201-0109856

SPECIAL WARRANTY DEED

FROM: SunTrust Bank,
Grantor
TO: 4th and Commerce, LLC
Grantee

This instrument was prepared by:
James C. Cotey
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner (s)	Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes	Map-Parcel Numbers
Roundabout Plaza Suite 600 1600 Division Street Nashville, Tennessee 37203	Same	Map 93-6-1 Parcels 96 and 98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is SIX MILLION SIX HUNDRED FIFTY THOUSAND and 00/100 Dollars ($6,650,000.00).

SHARON K. STALEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
NOVEMBER 7, 2012

John W Eagin
Affiant

SUBSCRIBED AND SWORN TO before me, this the 23rd day of NOVEMBER, 2009.

Sharon K. Staley
Notary Public
My Commission Expires:

FOR AND IN CONSIDERATION OF the sum of SIX MILLION SIX HUNDRED FIFTY THOUSAND and 00/100 Dollars ($6,650,000.00), the receipt and sufficiency of which are hereby acknowledged, **SUNTRUST BANK** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **4TH AND COMMERCE, LLC** ("Grantee"), its, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 147 Fourth Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

Subject to (i) all easements, restrictions, covenants, agreements, conditions and other matters of record that lawfully offset the Property or any part thereof, (ii) all encroachments and other matters that may be revealed by a survey or inspection of the Property, and (iii) the rights of tenants, as tenants only, in possession under any prior, unrecorded leases.

Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

Witness my hand this 1ST day of DECEMBER, 2009.

SUNTRUST BANK

By: _____
Douglas K. Sinclair, Senior Vice President

STATE OF GEORGIA)
)
COUNTY OF FULTON)

Before me, Mary E. Berry, a Notary Public of said County and State, personally appeared DOUGLAS K. SINCLAIR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior Vice President (or other officer authorized to execute the instrument) of SunTrust Bank, the within named bargainor, a corporation, and that he as such Senior Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Senior Vice President.

Witness my hand and seal, at Office in Atlanta, GA, this 20th day of November, 2009.

_____
Notary Public

My Commission Expires: 10-14-2012

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MARY E BERRY
Notary Public
Fulton County
State of Georgia
My Commission Expires Oct 14, 2012

EXHIBIT A
TO SPECIAL WARRANTY DEED

Property Description

Tract I:
Land in Davidson County, Tennessee, being part of Lot No. 67 on the Original Plan of Nashville, not of record, described as follows:

Beginning on the westerly margin of Fourth Avenue, North, formerly Cherry Street, at the northeast corner of a part of said lot owned by O. F. Noel Estate, which point is 55.3 feet North of the property line on Commerce Street; thence with the westerly margin of Fourth Avenue, North, northerly 91 feet, more or less, to the southeast corner of a part of said lot formerly owned by Craighead now owned by W. E. Englert, which point is 74 feet more or less, from the southerly margin of an alley measuring 21.2 feet, more or less; thence with the southerly line of said Englert lot westerly 172 -1/2 feet, more or less, to the easterly margin of an alley; thence with said alley southerly 91 feet, more or less, to the northwest corner of said Noel lot; thence with the northerly line of said Noel lot, easterly 172-1/2 feet, more or less, to the beginning.

Being the same property conveyed to Third National Bank in Nashville by deed from W. A. Benson, et al, filed for record in Book 1427, page 293, in the Register's Office for Davidson County, Tennessee.

Tract II:
Land in Davidson County, Tennessee, being part of Lot No. 67 on the Map of the Original Town of Nashville, not of record, and described according to a copy of a survey thereof made by Turner Engineering Company, June 21, 1955, as follows:

Beginning at the northwesterly intersection of 4th Avenue, North, formerly Cherry Street and Commerce Street, as now located; thence westerly, along the north margin of Commerce Street, 174.4 feet to the easterly margin of an alley; thence along the margin of said alley, northerly 52.4 feet to a point; thence easterly 174.1 feet to the westerly margin of 4th Avenue, North; thence with the margin of the same, southerly 52.8 feet to the point of beginning.

Being the same property conveyed to Third National Bank in Nashville by deed from Reber Boult and W. H. Morrison, Jr. filed for record in Book 3000, page 385, in the Register's Office for Davidson County, Tennessee.

Tract III:
Land in Davidson County, Tennessee, being part of Lot No. 67 on the original plan of Nashville, not of record, described as follows:

Beginning on the westerly margin of 4th Avenue, North at the southeast corner of the property conveyed to John Woodard by deed from Thomas D. Craighead and wife, of record in Book 174, page 459, Register's Office for said County; thence with Woodard's southerly line westerly 173-1/2 feet, more or less, to the easterly margin of an alley; thence with said alley southerly 23 feet, more or less, to the northwest corner of the property conveyed to John Ramage by deed from H.

L. Claiborne, et al, of record in Book 63, page 363, said Register's Office; thence with the northerly margin of Ramage's property eastwardly 173–1/2 feet, more or less, to the westerly margin of 4th Avenue, North; thence with said Avenue northerly 23 feet, more or less, to the beginning.

Being the same property conveyed to Third National Bank in Nashville by deed from Tafel Surgical Supply Company, Inc., a Tennessee corporation, filed for record in Book 3159, page 177, in the Register's Office for Davidson County, Tennessee.

Tract IV:
Land in Davidson County, Tennessee, being part of Lot No. 67 on the original plan of Nashville, not of record, and described as follows:

Said part of said Lot No. 67 fronts fifty feet on the west side of Fourth Avenue North (formerly North Cherry Street); beginning in the south margin of the first alley south of Church Street; running thence west with the south margin of said alley 173-1/2 feet, more or less, to another alley; thence south with the east margin of the last named alley 50 feet to a point; thence eastwardly 173-1/2 feet, more or less, to the west margin of Fourth Avenue North; thence with said west margin of Fourth Avenue North, 50 feet to the point of beginning.

Being the same property conveyed to Third National Bank in Nashville by deed from Third National Bank in Nashville, as Trustee for Gartha Blakemore Davis and by deed from Third National Bank in Nashville, as Trustee under the Charitable Remainder Unitrust as set out in the Last Will and Testament of Louise Blakemore Jordan, said deed being filed for record in Book 6644, page 255, in the Register's Office for Davidson County, Tennessee.

Third National Bank in Nashville is now known as SunTrust Bank by Articles of Merger and Name Change.