BILL GARRETT, Davidson County
Trans:T20090086473 DEEDWARRSP
Recvd: 12/23/09 14:18 5 pgs
Fees:28.00 Taxes:5550.00
20091223-0116889

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
Young Men's Christian Association of Middle Tennessee 1000 Church Street Nashville, TN 37203	**163-142**	**Same**
This instrument prepared by: Bradley Arant Boult Cummings LLP (BRS) 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **G&F 249, LTD**, a Texas limited partnership (the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey to **YOUNG MEN'S CHRISTIAN ASSOCIATION OF MIDDLE TENNESSEE**, a Tennessee non-profit corporation (the "Grantee"), Grantee's representatives, successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is unimproved property.

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00.

YMCA of Middle Tennessee By: Peter Oldfather Sr. V.P.
Affiant

Subscribed and sworn to before me this 23rd day of December, 2009.

Theresa Hostetler
Notary Public

My Commission Expires:

THERESA HOSTETLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

2265577

My Commission Expires NOV. 7, 2011

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 22nd day of December, 2009.

GRANTEE:

G&F 249, Ltd.

By: _____
Name: Stephen J. Friedman
Title: General Manager

STATE OF Texas)
COUNTY OF Harris)

Before me, Linda M. Green, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Stephen J. Friedman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the General Manager of the G&F 249, Ltd., the within named bargainor, a Texas limited partnership, and that he/she as such General Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself/herself as such General Manager

WITNESS my hand and seal at office in Houston, Texas, this the 22nd day of December, 2009.

LINDA M. GREEN
Notary Public, State of Texas
My Commission Expires
January 29, 2012

_____
Notary Public

My Commission Expires:
1/29/12

EXHIBIT A
Property

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod in the easterly right-of-way line of Crossings Boulevard, at a corner common with the property of Crews Crossings, LLC, as of record in Instrument Number: 20051230-0157052, at the Register's Office for Davidson County, Tennessee, said existing iron rod being located at Northing: 622,526.25; Easting: 1,777,442.86; on the State Plane Coordinate System NAD-83;

Thence with the easterly right-of-way line of Crossings Boulevard, North 10 deg 38 min 25 sec West, 60.03 feet to an existing iron rod;

Thence with a line through the property of G & F 249, Ltd., as of record in Instrument Number: 20080618-0062960, at the Register's Office for Davidson County, Tennessee, for the following two calls;

1) North 83 deg 48 min 37 sec East, 392.75 feet to a point;

2) North 00 deg 11 min 13 sec East, 443.83 feet to a point in the southerly right-of-way line of CSX Transportation Railroad;

Thence with the southerly right-of-way line of CSX Transportation Railroad, South 89 deg 48 min 47 sec East, 291.74 feet to an existing iron rod;

Thence with a curve to the right, along an arc length of 853.79 feet, the central angle of which is 20 deg 08 min 12 sec, the radius of which is 2429.33 feet, the chord of which is South 79 deg 47 min 33 sec East, 849.40 feet to an existing iron rod, at a corner common with the property of Crews Crossings, LLC, as of record in Instrument Number: 20071031-0128491, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of CSX Transportation Railroad, with the westerly property line of Crew Crossings, LLC, South 19 deg 45 min 31 sec West, 336.47 feet to an existing iron rod;

Thence South 22 deg 57 min 44 sec West, 254.87 feet to an existing iron rod;

Thence South 21 deg 48 min 05 sec West, 499.81 feet to an existing iron rod;

Thence South 29 deg 26 min 42 sec West, 36.71 feet to an existing iron rod;

Thence with the northerly property line of Crews Crossings, LLC, North 81 deg 17 min 32 sec West, 407.05 feet to an existing iron rod;

Thence North 43 deg 56 min 36 sec West, 462.96 feet to an existing iron rod;

Thence with the westerly property line of Crews Crossings, LLC, North 02 deg 07 min 41 sec East, 300.04 feet to an existing iron rod;

Thence with the northerly property line of Crews Crossings, LLC, South 83 deg 48 min 37 sec West,

381.41 feet to the POINT OF BEGINNING. Containing 1,042,935 square feet or 23.943 acres more or less.

Said description pursuant to that Property Exhibit of Tax Map 163, Parcel 142, prepared by Cherry Land Surveying, Inc., Scot Cherry, dated September 16, 2009.

Being part of the same property conveyed to G&F 249, Ltd., of record at Instrument Number 20080618-0062960, with the Office of the Register for Davidson County, Tennessee.

EXHIBIT B

1. General or special taxes and assessments required to be paid in the year 2010 and subsequent years for Map-Par. 163-142.

2. Matters shown on the Plan of record in Plat Book 7900, page 229, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7963, page 145, re-recorded in Book 7966, page 60, as amended in Book 8085, page 402 and Book 9730, page 957, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7225, page 298 and Book 8389, page 553, said Register's Office.