BILL GARRETT, Davidson County
Trans:T20100003044 DEEDWARRSP
Recvd: 01/15/10 11:40 3 pgs
Fees:18.00 Taxes:9250.00
20100115-0003833

SPECIAL WARRANTY DEED

FROM: FIFTH THIRD BANK, an Ohio banking corporation, successor by merger with Fifth Third Bank, N.A., a national association, Grantor

TO: GREEN HILLS PROPERTY PARTNERS, LLC, a Tennessee limited liability company, Grantee

This instrument was prepared by:
Warren H. Wild, Jr.
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner:	Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes:	Map-Parcel Number:
Green Hills Property Partners, LLC 1230 Rosecrans Avenue, Suite 170 Manhattan Beach, CA 90266	Same	Part of 117-11-28

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Million Five Hundred Thousand and No/100 Dollars ($2,500,000.00).

Affiant

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

Notary Public

My Commission Expires: 7-5-2011

ELIZABETH A. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FOR AND IN CONSIDERATION OF the sum of Two Million Five Hundred Thousand and No/100 Dollars ($2,500,000.00), the receipt and sufficiency of which are hereby acknowledged, FIFTH THIRD BANK, an Ohio banking corporation, successor by merger with Fifth Third Bank, N.A., a national association ("Grantor"), has bargained and sold, and by these presents transfers and conveys unto GREEN HILLS PROPERTY PARTNERS, LLC, a

Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows (the "Property"):

> Land in Davidson County, Tennessee, being Lot 1 on the Final Plat, Fifth Third Bank Property, recorded as Instrument No. 20100111-0002557, in the Register's Office of Davidson County, Tennessee.
>
> Being part of the property conveyed to Grantor by deed recorded as Instrument No. 20090810-0075237 in said Register's Office.

The Property is improved property known as part of that certain tract of improved real estate known as Easter Seals Turner Family Center situated on the northerly portion of the land currently owned by Seller located at 2001 Woodmont Boulevard, Nashville, Tennessee.

This conveyance is expressly made subject to the following matters (the "Exceptions"):

1. The lien for 2010 state and county taxes which have been prorated and will be paid from money escrowed by Grantor and Grantee.

2. Declaration of Restrictions, Easements and Maintenance Obligations recorded as Instrument No. 20091119-0106702 in the Register's Office of Davidson County, Tennessee.

3. Easement for Storm Water Detention Agreement recorded in Book 11599, page 320, in said Register's Office.

4. All matters shown on the Final Plat, Fifth Third Bank Property, recorded as Instrument No. 20100111-0002557 in said Register's Office.

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

Grantor covenants and binds 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 (other than claims arising from the Exceptions), but not further or otherwise. This conveyance is expressly made subject to the Exceptions.

Witness my hand effective as of January 13, 2010.

GRANTOR:

FIFTH THIRD BANK, an Ohio banking corporation, successor by merger with Fifth Third Bank, N.A., a national association

By: _____
John Edwards, Senior Vice President

STATE OF OHIO)
)
COUNTY OF HAMILTON)

Before me, Mary C. Cook, a Notary Public of said County and State, personally appeared John Edwards, 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 Fifth Third Bank, the within named bargainor, an Ohio banking corporation, successor by merger with Fifth Third Bank, N.A., a national association, 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 Cincinnati, Ohio, this 23rd day of December, 2009.

MARY C. COOK
Notary Public, State of Ohio
My Commission Expires 07-11-2014

_____
Notary Public

My Commission Expires: July 11, 2014