SPECIAL WARRANTY DEED

FROM: 12th & Laurel, LLC and Crosland Tennessee, LLC

TO: Twelfth Avenue Partners, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Twelfth Avenue Partners, LLC Attn: Laurence M. Papel, Esq. Suite 800 Baker Donelson Center 211 Commerce Street Nashville, TN 37219	Same	Map 093, Parcel 303 Map 093-13, Parcel 90 Map 093-13, Parcel 91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,750,000.00.

Affiant

Sworn to and subscribed before me, this 29th day of January, 2010.

Notary Public

My Commission Expires: My Commission Expires MAY 2, 2011

DEIRDRIU COFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **12th & Laurel, LLC and Crosland Tennessee, LLC, both Tennessee limited liability companies** (collectively, hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Twelfth Avenue Partners, LLC, a Tennessee limited liability company** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

BILL GARRETT, Davidson County
Trans:T20100006245 DEEDWARRSP
Recvd: 02/01/10 15:23 5 pgs
Fees:28.00 Taxes:6475.00
20100201-0008079

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 29th day of January, 2010.

SELLER: **12th & LAUREL, LLC,**
a North Carolina limited liability company

By: Crosland 12th and Laurel, LLC, Manager

By: Crosland, LLC, Manager

By: _____
William C. Barkley, Vice President

CROSLAND TENNESSEE, LLC,
a Tennessee limited liability company

By: _____
William C. Barkley, Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Traci Henry, a Notary Public in and for the County and State aforesaid, personally appeared William C. Barkley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of Crosland, LLC, a Tennessee limited liability company, the Manager of Crosland 12th and Laurel, LLC a Tennessee limited liability company, the Manager of 12th & Laurel, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Vice President.

Witness my hand and seal at office in Nashville, Tennessee, this 28th day of January, 2010.

Traci Henry
Notary Public

My Commission Expires: TRACI HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Traci Henry, a Notary Public in and for the County and State aforesaid, personally appeared William C. Barkley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of Crosland Tennessee, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Vice President.

Witness my hand and seal at office in Nashville, Tennessee, this 28th day of January, 2010.

Traci Henry
Notary Public

My Commission Expires: TRACI HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Tract 1:

Land in Davidson County, Tennessee, being Lots 300, 301 and 302, on the Plan of McNairy's West Nashville Lots, as of record in Minute book "C", pages 136 and 137, and Plan Book 1, page 15, Chancery Court at Nashville.

Said Lots Nos. 300, 301 and 302 front 50 feet each on the southerly side of Laurel Street and run back between parallel lines 175 feet to an alley, said Lot No. 302 running back with the easterly margin of 12th Avenue South.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 333 on the Plan of McNairy's West Nashville Lots, as of record in Minute Book "C", pages 136 and 137, Chancery Court at Nashville.

Said Lot fronts 50 feet on the easterly side of 12th Avenue South and runs back between parallel lines with the southerly margin of an alley, 150 feet to the westerly line of Lot No. 329.

Tracts 1 and 2 being the same property conveyed to 12th & Laurel, LLC by Deed from Richard E. Horton and wife, Sheryl D. Horton, of record at Instrument No. 20060306-0025623, and by Deed of Correction at Instrument No. 20080729-0077615, Register's Office for Davidson County, Tennessee.

Tract 3:

Land in Davidson County, Tennessee, being Lots 334, 335 and 336 on the Plan of McNairy's West Nashville Lots as of record in Plan Book 1, page 15, and Minute Book "C", pages 136 and 137, Chancery Court at Nashville, to which plan reference is hereby made for a more complete description.

Tract 3 being the same property conveyed to Crosland Tennessee, LLC by Deed from Charles T. Wehby, Trustee of the Charles T. Wehby Revocable Living Trust of Record at Instrument No. 20080214-0015101, Register's Office for Davidson County, Tennesse.

Being the same property conveyed to Richard E. Horton and wife, Sheryl Horton, by deed of record in Book 10575, page 904, Register's Office for Davidson County, Tennessee. Being the same property conveyed to 12th and Laurel, LLC by deed from Richard E. Horton and wife, Sheryl Horton, of record at Instrument Number 20060306-0025623, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2010, a lien but not yet due and payable.

2. Subject to all matters shown on the Plan of record in Minute Book C, Page 136 and 137, Chancery Court for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Plan Book 1, Page 15, Chancery Court for Davidson County, Tennessee.

4. Arts Center Redevelopment Plan of record in Book 10965, Page 404, as amended in Book 11625, page 252 and Instrument No. 20020715-0084598, in the Register's Office for Davidson County, Tennessee.