BILL GARRETT, Davidson County
Trans:T20100011944 DEEDWARRSP
Recvd: 03/01/10 13:51 4 pgs
Fees:23.00 Taxes:2347.65
20100301-0015440

THIS INSTRUMENT PREPARED BY:
White & Reasor, PLC (CBRIII)
3100 West End Avenue, Suite 1100
Nashville, TN 37203-1348

ADDRESS NEW OWNERS:
Robert Moses and
Marlene Eskind Moses
1210 Chickering Road
Nashville, TN 37215

PARTY RESPONSIBLE FOR PAYMENT OF TAXES:
New owners

MAP-PARCEL NOS.:
092-150-040.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Nashville Academy of Medicine and Davidson County Medical Society, a Tennessee nonprofit corporation ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto Robert Moses and Marlene Eskind Moses, husband and wife, as tenants by the entirety (collectively "Grantees"), and Grantees' heirs, successors in interest and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A," attached hereto and incorporated herein by this reference (the "Property").

This is improved property located at 205 23rd Avenue, North, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD, the Property with the appurtenances, estate, title, and interest thereto belonging to Grantees, and Grantees' heirs, successors in interest and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property, and that the same is unencumbered except for those matters set forth in Exhibit "B," attached hereto and incorporated herein by this reference.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $634,500.00.

Marlene Eskind Moore
AFFIANT

Subscribed and sworn to before me this 26th day of February, 2010.

Cynthia Shaffer
Notary Public

CYNTHIA L. SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires:
5/6/2013

MY COMMISSION EXPIRES: MAY 6, 2013

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the 26th day of February, 2010.

GRANTOR:

NASHVILLE ACADEMY OF MEDICINE AND DAVIDSON COUNTY MEDICAL SOCIETY, a Tennessee nonprofit corporation

BY: CRL
Name: George R. Lee, III
Title: Chair of the Board of NAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Minshall, a Notary Public, George R. Lee, III, with whom I am personally acquainted, who acknowledged that (s)he executed the foregoing instrument for the purposes therein contained and who further acknowledged that (s)he is Chair of the Board of NASHVILLE ACADEMY OF MEDICINE AND DAVIDSON COUNTY MEDICAL SOCIETY, a Tennessee nonprofit corporation, being authorized to execute the foregoing instrument on behalf of the corporation.

WITNESS MY HAND, at office this 26th day of February, 2010.

Jan Minshall
NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-4-13

JAN MINSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

LEGAL DESCRIPTION

Being a tract of land lying in the 21st Councilmanic District of Nashville, Davidson County, Tennessee, also being the northerly 56 feet of Lot 101 and the northerly 56 feet of the easterly 85 feet of Lot 102 in Elliston's Addition to Nashville, as of record in Book 21, Page 141, at the Register's Office for Davidson County, Tennessee, also being the southerly half (8 feet) of Alley Number 905 1/2, 16 feet total width, and closed by Council Bill Number 63-133, and being more particularly described as follows:

BEGINNING at an iron rod set at the intersection of the northerly property line of the property of Family and Children's Service, as of record in Deed Book 5256, Page 956, at the Register's Office for Davidson County, Tennessee, and the westerly right-of-way line of 23rd Avenue North, 60 feet in width, and lying approximately 114 feet from the intersection of the northerly right-of-way line of Brandau Place and the westerly right-of-way line of said 23rd Avenue North;

Thence leaving the westerly right-of-way line of 23rd Avenue North with the northerly property line of Family and Children's Service, South 58 Deg 36 Min 37 Sec West, 184.62 feet to an existing iron rod in the easterly right-of-way line of an unnumbered alley, 15 feet in width;

Thence with the easterly right-of-way line of the unnumbered alley, North 31 Deg 28 Min 24 Sec West, 64.00 feet to an existing iron rod at a corner common with the property of Lindsey W. Cooper, Sr., as of record in Instrument Number 20080822-0086500 and Instrument Number 20050728-0088220, in the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of the unnumbered alley with the southerly property line of Lindsey W. Cooper, Sr., North 58 Deg 36 Min 37 Sec East, 184.89 feet to an iron rod set in the westerly right-of-way line of said 23rd Avenue North;

Thence with the westerly right-of-way line of 23rd Avenue North, South 31 Deg 28 Min 24 Sec East, 64.00 feet to the POINT OF BEGINNING.

Containing 11,824 Square Feet (0.271 Acres more or less), according to the survey prepared by L. Kevin Morehead, RLS No. 2315, Initial Point Land Surveying, Inc, dated November 11, 2009, last revised December 23, 2009.

Being the same property conveyed to Nashville Academy of Medicine, as of record in Book 4820, Page 598, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2010 and subsequent years, not yet due and payable.

2. All matters shown on the plat of record in Plat Book 21, Page 141, Register's Office for Davidson County, Tennessee.

3. Easements retained in the Metropolitan County Council Bill No. 63-133 (limited to the site of Alley No. 905 ½) as shown on the ALTA/ACSM land title survey (the "Survey") of Map 92-15, Parcel 40, 205 23rd Avenue North, File No. 0911C036, dated December 23, 2009 prepared by L. Kevin Morehead RLS, No. 2315 of Initial Point Land Surveying, Inc.

4. All matters depicted on the Survey.