BILL GARRETT, Davidson County
Trans:T20100012036 DEEDWARRSP
Recvd: 03/01/10 15:01 6 pgs
Fees:33.00 Taxes:11840.00
20100301-0015536

This Instrument Prepared By:
Laurence M. Papel
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
211 Commerce Street, Suite 800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Rocketown of Middle Tennessee 601 Fourth Avenue South Nashville, Tennessee 37203	Same
Street Address(es) of Property: 601 4th Ave. South 606 5th Ave. South 542 5th Ave. South 538 5th Ave. South 536 5th Ave. South 417 Lea Ave. 419 Lea Ave.	Map & Parcel No.: Map 93-10, Parcel No. 381 Map 93-10, Parcel No. 373 Map 93-10, Parcel No. 372 Map 93-10, Parcel No. 369 Map 93-10, Parcel No. 366 Map 93-10, Parcel No. 367 Map 93-10, Parcel No. 368

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **FOURTH AVENUE PARTNERS, G.P.**, a Tennessee general partnership (the "Grantor"), has bargained and sold and does hereby transfer and convey unto **ROCKETOWN OF MIDDLE TENNESSEE**, a Tennessee not-for-profit corporation ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and more particularly described in Exhibit A, attached hereto and made a part hereof (the "Property"):

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple and that he has good right to sell and convey the same.

AND Grantor does further covenant and bind himself, his heirs, personal representatives, successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25th day of February, 2010.

FOURTH AVENUE PARTNERS, G.P., a Tennessee general partnership

By: Douglas R Anderson
Douglas R. Anderson
Its: General Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Douglas R. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the General Partner of Fourth Avenue Partners, G.P., a Tennessee general partnership, and is authorized to execute this instrument on behalf of the general partnership.

WITNESS my hand and seal at office this 25th day of February, 2010.

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

Deirdriu Coffman
Notary Public

My Commission Expires:

My Commission Expires MAY 2, 2011

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $3,200,000.00.

Lawyers Title Insurance Corp.

By: _____
Affiant

Subscribed and sworn to before me this 1st day of March, 2010.

_____
Notary Public

My Commission Expires:

7-5-2011

ELIZABETH LYELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 5, 2011

Exhibit A

Tract I

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

Beginning at an existing iron rod at the intersection with the southerly right-of-way line of Lea Avenue, 46.2 feet in width (field measured), and the easterly right-of-way line of Fifth Avenue South, 50 feet in width, said existing iron rod being located at Northing: 663,679.68; Easting: 1,739,946.37; on the State Plane Coordinate System NAD-83 (1990);

Thence leaving the easterly right-of-way line of Fifth Avenue South, with the southerly] right-of-way line of Lea Avenue, North 58 deg 39 min 52 sec East, 176.51 feet to an existing iron rod, at the intersection with the westerly right-of-way line of Alley Number 146, 16 feet in width;

Thence leaving the southerly right-of-way line of Lea Avenue, with the westerly right-of-way line of Alley Number 146, South 27 deg 24 min 18 sec East, 325.83 feet to an existing iron rod, at a corner common with the property of Sanctuary Properties, LLC, as of record in Instrument Number: 20030415-0050178, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Alley Number 146, with the northerly property line of Sanctuary Properties, LLC, South 62 deg 34 min 27 sec West, 176.09 feet to an existing pk nail in the easterly right-of-way line of Fifth Avenue South;

Thence with the easterly right-of-way line of Fifth Avenue South, North 27 deg 24 min 18 sec West, 313.79 feet to the POINT OF BEGINNING. Containing 56,317 square feet or 1.293 acres more or less.

Being part of the same property conveyed to Fourth Avenue Partners, as of record in Instrument Number: 20010221-0016408, at the Register's Office for Davidson County, Tennessee.

Exhibit A

(cont'd)

Tract II

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

Beginning at an "X" in concrete, at the intersection of the southerly right-of-way line of Lea Avenue, 46.2 feet in width (field measured), and the westerly right-of-way line of Fourth Avenue South, 50 feet in width, said "X" in concrete being located at Northing: 663,866.18; Easting: 1,740,252.67; on the State Plane Coordinate System NAD-83 (1990);

Thence leaving the southerly right-of-way line of Lea Avenue, with the westerly right-of-way line of Fourth Avenue South, South 27 deg 17 min 16 sec East, 328.24 feet to an existing iron rod at a corner common with the property of Island Bound Investments, LLC, as of record in Instrument Number: 20050727-0087927, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Fourth Avenue South, with the northerly property line of Island Bound Investment, LLC, South 62 deg 45 min 51 sec West, 165.00 feet to an existing pk nail, in the easterly right-of-way line of Alley Number 146, 16 feet in width;

Thence with the easterly right-of-way line of Alley Number 146, North 27 deg 24 min 18 sec West, 316.37 feet to an existing pk nail at the intersection with the southerly right-of-way line of Lea Avenue;

Thence leaving the easterly right-of-way line of Alley Number 146, with the southerly right-of-way line of Lea Avenue, North 58 deg 39 min 52 sec East, 166.06 feet to the POINT OF BEGINNING. Containing 53,286 square feet or 1.223 acres more or less.

Being part of the same property conveyed to Fourth Avenue Partners, as of record in Instrument Number: 20010221-0016408, at the Register's Office for Davidson County, Tennessee.

The foregoing legal descriptions being identical to those set forth in that certain ALTA/ACSM Land Title Survey of the Property prepared by Cherry Land Surveying, Inc., Job No. 09167, dated September 28, 2009, last revised October 15, 2009.

Exhibit B

1) Metropolitan Nashville and Davidson County taxes for the year of 2010 and subsequent years, not yet due and payable.