BILL GARRETT, Davidson County
Trans:T20100015368 DEEDWARR
Recvd: 03/16/10 10:48 5 pgs
Fees:28.00 Taxes:2256.54
20100316-0019741

THIS INSTRUMENT PREPARED BY: **ALLEN D. LENTZ** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $ 609,875. Stacy Sullivan-Kanets Affiant Subscribed and sworn to before me, this 4th day of March, 2010. Evan Ling Notary Public My Commission Expires: 6th January 2014 EVAN LING NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Junior League of Nashville 2202 Crestmoor Road Nashville, TN 37215	Same	Part of Map 117-14 Parcel 55

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVIS STREET LAND COMPANY OF TENNESSEE, L.L.C.**, a Delaware limited liability company, not personally, but solely as

Trustee of the Green Hills Mall Trust, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JUNIOR LEAGUE OF NASHVILLE,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

This conveyance is made subject to:

1. 2010 taxes, a lien but not yet due and payable, but which shall be paid by Seller as a part of taxes paid for the parcel when subject property is assessed for 2010 .

2. Fifteen foot easement of access for the purpose of maintaining, repairing, etc., certain water mains, of record in Book 3340, page 78, said Register's Office.

3. Easement agreement for parking, etc., granted the Junior League of Nashville, of record in Book 5302, page 163, as amended in Book 5894, page 712, as amended and restated by Amended and Restated Easement Agreement of record as Instrument No. 200004170038504, said Register's Office.

This is improved property is known as part of 2202 Crestmoor Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor covenants with said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

[Signature on following page]

WITNESS my hand this 26TH day of FEBRUARY, 2010.

DAVIS STREET LAND COMPANY OF TENNESSEE, L.L.C.,
a Delaware limited liability company

By: _____
Name: Robert Perlmutter
Title: Manager

STATE OF ILLINOIS)

COUNTY OF COOK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Perlmutter, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of the maker, Davis Street Land Company of Tennessee, L.L.C., and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 26TH day of FEBRUARY, 2010.

_____
Notary Public

My Commission Expires: 18 FEBRUARY 2012

OFFICIAL SEAL
KIMBERLY A MARTIN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/18/12

EXHIBIT A

Being a parcel of land located in Nashville, First Civil District, 25th Councilmanic District, Davidson County, Tennessee, described as follows:

Lot No. 5 of the Re-Subdivision of the easterly 75' of Lot 5, Block "B," Hillsboro Views Development Company's Subdivision of record in Instrument No. 20100310-0018445, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of that property conveyed to Davis Street Land Company of Tennessee, L.L.C., a Delaware limited liability company, not personally, but solely as Trustee of the Green Hills Mall Trust by special warranty deed from Green Hills Associates, a Texas joint venture composed of Minn-Tenn, Inc., a Minnesota corporation, and Nashville Land Associates General Partnership, a Delaware general partnership, of record in Instrument No. 20010404-0032779, said Register's office.

Included in the above legal description, but expressly EXCLUDED from the conveyance herein, is the following property:

Land in Davidson County, Tennessee, being the easterly 75 feet of Lot No. 5 of Block "B" on the Plan of Hillsboro Views Development Company's Subdivision, as of record in Book 974, pages 64 and 65, Register's Office for said County.

Said part of Lot No. 5 fronts 75 feet on the southerly side of Crestmoor Drive, formerly Henry Avenue, and runs back 183 feet, more or less, on the westerly line and 183 feet 3 inches on the easterly line to a. dead line, measuring 75 feet thereon.

Said described property is subject to a concrete retaining wall encroachment as per survey by Stanford & Associates, Inc., dated June 17, 1977. Said encroachment at the northeast property corner is 1.30 feet west of said corner; thence along said wall to a point 51.70 feet from the southeast property corner; said wall encroaching at this point by 1.58 feet west of property line. The encroachment is permitted in accordance with a Cross Easement Agreement, of record in Book 5315, page 651, Register's Office for Davidson County, Tennessee to which this conveyance is subject.

Included but excluded:

Part of the easterly 75 feet of Lot No. 5, Block "B" on the Plan of Hillsboro Views Development Company's Subdivision, as follows:

Beginning at a point in the southerly margin of Crestmoor Drive, said point being the northeast corner of the Burton property; thence southerly along Burton's easterly property line, 10 feet to a point; thence easterly along the line 10 feet south of and parallel to the southerly margin of Crestmoor Drive, 75 feet to a point in Burton's westerly property line; thence northerly along said westerly property line, 10 feet to a point in the southerly margin of Crestmoor Drive; thence easterly along the southerly margin of Crestmoor Drive, 75 feet to the point of beginning and containing 750 square feet.

Being the same property conveyed to The Junior League of Nashville by deed from Intereal Company of record in Book 5494, page 122, Register's Office of Davidson County, Tennessee.