THIS INSTRUMENT PREPARED BY:
Waller Lansden Dortch & Davis, LLP (RRC)
511 Union Street, Suite 2700
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20100033854 DEEDWARRSP
Recvd: 06/03/10 15:39 5 pgs
Fees:28.00 Taxes:23957.50
20100603-0043197

Address New Owner(s):
505, LLC
421 Church Street
Nashville, Tennessee 37219

Send Tax Bills to:
Same

Map and Parcel:
093-06-1-082.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, SIGNATURE HOLDINGS, LLC, a Tennessee limited liability company (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to 505, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

A tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is unimproved property known as 501 Church Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of June, 2010.

SIGNATURE HOLDINGS, LLC, a Tennessee limited liability company

By: _____

Title: Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Anthony D. Giarratana, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of SIGNATURE HOLDINGS, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this 1st day of June, 2010.

Robin Tickle
Notary Public

My Commission Expires: 11-7-12

ROBIN L. TICKLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2012

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $6,475,000.00.

Affiant

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

Notary Public

My Commission Expires: _____

KATHERINE L. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2010

EXHIBIT A

Being land in the First Civil District Sixth Councilmanic District, Davidson County, Nashville, Tennessee. Being located in the southwest quadrant of the intersection of Church Street and Fifth Avenue North, and being more particularly described as follows:

BEGINNING, at the point of the intersection of the west right-of-way line of Fifth Avenue North and the south right-of-way line of Church Street;

THENCE, with the west right-of-way line of Fifth Avenue North S 27° 33' 19" E, 323.99 feet to an old P.K. nail at the northeast corner of Central Church of Christ, TRS. as of record in Book 6598, page 962, Register's Office for Davidson County, Tennessee;

THENCE, along the north line of Central Church of Christ, TRS. S 62° 35' 29" W, 164.90 feet to a P.K. nail on the easterly right-of-way line of Alley No. 74, as described in Metro Council Bill No. S099-1787.

THENCE, along the easterly right-of-way line of said Alley N 27° 50' 44" W, 323.40 feet to a new P.K. nail on the south right-of-way line of Church Street;

THENCE, along the south right-of-way line of Church Street N 62° 23' 03" E, 166.54 feet to the point of beginning.

Containing 53,643 square feet or 1.23 acres more or less, described according to an ALTA/ACSM Land Title Survey, dated February 15, 1999, last revised May 25, 2010, prepared by Judy L. Judson, Tennessee No. 1935, Barge Waggoner Sumner & Cannon, Inc., 211 Commerce Street, Suite 600, Nashville, Tennessee 37201, Job No. 32672-02.

Being the same property conveyed to Signature Holdings, LLC, a Tennessee limited liability company, by deed from Ridgefield Properties, a Tennessee general partnership, of record as Instrument No. 20051220-0152414, dated December 19, 2005, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Capitol Mall Redevelopment Project Plan and Restrictions, as provided in Metropolitan County Council Ordinances 77-716, 82-845, 87-1695, 91-1567, 93-774, 97-755, 98-1187, BL 2002-1033 and BL 2004-424, and as recorded in Book 7423, page 374, Book 8421, page 587, Book 9208, page 613, Book 10512, page 464, Instrument No. 20020626-0076795 and Instrument No. 20050124-0008719, Register's Office of Davidson County, Tennessee.

2. Easement Agreement between the Trustees of the Central Church of Christ of Nashville, Tennessee and Signature Holdings, LLC, a Tennessee limited liability company of record as Instrument No. 20070625-0075451, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20070919-0111878, said Register's Office.