| THIS INSTRUMENT PREPARED BY: | TAX MAP: 26-1 | PROPERTY OWNER AND MAIL BILLS TO: |
|---|---|---|
| Allan B. Rothschild<br>First States Investors 4200, LLC<br>c/o Gramercy Capital Corp.<br>420 Lexington Avenue, 19th Floor<br>New York, New York 10170<br><br>**AFTER RECORDING RETURN TO:**<br>E. Woods Weathersby<br>Evans Petree PC<br>1000 Ridgeway Loop Road, Suite 200<br>Memphis, Tennessee 38120 | PARCEL NO.: 99 | Long Hollow Goodlettsville Investments, LP<br>5900 Poplar Avenue, Suite 100<br>Memphis, Tennessee 38119<br>Attention: President |

BILL GARRETT, Davidson County
Trans:T20100075886 DEEDWARRSP
Recvd: 12/02/10 10:32 7 pgs
Fees:38.00 Taxes:8029.00
20101202-0095848

# SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **FIRST STATES INVESTORS 4200, LLC**, a Delaware limited liability company (the "Grantor"), in favor of **LONG HOLLOW GOODLETTSVILLE INVESTMENTS, LP**, a Tennessee limited partnership, whose general partner is BNM Corporation, a Tennessee corporation ("Grantee"), with a mailing address of 5900 Poplar Avenue, Suite 100, Memphis, Tennessee 38119, Attention: President.

**W I T N E S S E T H:**

THAT, in consideration of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Grantor hereby conveys, transfers and specially warrants unto the Grantee and Grantee's successors and assigns, the improved property described on Exhibit A attached hereto and made a part hereof (the "Property").

TOGETHER WITH any and all rights, privileges, easements, improvements and appurtenances to the same belonging.

This conveyance is subject to the exceptions set forth on Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property, along with all of the hereditaments, appurtenances, improvements, and all estates, easements and interests that appertain to or run with the Property, over to Grantee.

Grantor warrants and covenants with the Grantee that Grantor is lawfully seized and possessed of the Property, that Grantor has full power, authority and right to make this conveyance pursuant to this Special Warranty Deed, that the title thereto is clear, free

and unencumbered (except as listed in this Special Warranty Deed), and that Grantor shall forever warrant and defend said title against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

**[remainder of page intentionally left blank; signature immediately follows]**

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the 29th day of November, 2010.

**FIRST STATES INVESTORS 4200, LLC,**
a Delaware limited liability company

By: _____
Name: _____
Title: _____

Allan B. Rothschild
Vice President

**ACKNOWLEDGMENT**

STATE OF NEW YORK )

COUNTY OF NEW YORK )

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Allan B. Rothschild 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 First States Investors 4200, LLC, a Delaware limited liability company, the within named grantor, and that he, as such officer, 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 such officer.

Witness my hand and official seal at office this 29th day of November, 2010.

_____
NOTARY PUBLIC
Donna A. Corrigan
Comm. No: 02CO6119453
Comm. Exp. 1/16/2013
Kings County, NY

My Commission Expires:

1/16/2013

(Affix official seal, if applicable)

DONNA A. CORRIGAN NOTARY PUBLIC STATE OF NEW YORK

Grantor's Contact Information:

Allan B. Rothschild
First States Investors 4200, LLC
c/o Gramercy Capital Corp.
420 Lexington Avenue, 19th Floor
New York, New York 10170

STATE OF NEW YORK )

COUNTY OF NEW YORK )

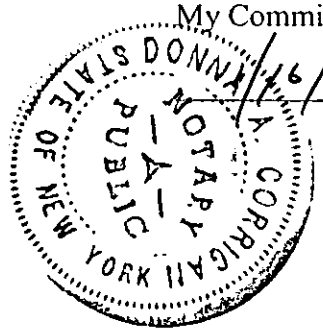
The actual consideration or value, whichever is greater, for this transfer is $2,170,000.00.

Affiant ALLAN B. ROTHSCHILD, Vice President of First States Investors 4200, LLC

Subscribed and sworn to before me, this the 29th day of November, 2010.

NOTARY PUBLIC
DONNA A CORRIGAN
Comm. No: 02C06119453
KINGS COUNTY, NY

My Commission Expires:
4/16/2013




(Affix official seal, if applicable)

## EXHIBIT A

## LEGAL DESCRIPTION

A parcel of land in the Tenth Councilmanic District of Metropolitan Nashville Davidson County, City of Goodlettsville, Tennessee, being Lot 1 on the plat of "The Bank of Goodlettsville Subdivision" of record in Book 6250, page 773, Register's Office for Davidson County (R.O.D.C.), Tennessee and being designated as Parcel 99 on Davidson County Property Map 26-1, said parcel being more particularly described as follows:

Beginning at an iron rod (new) in the southerly right-of-way margin of East Cedar Street (40-foot right-of-way) in the most northeasterly corner of the herein described parcel and the most northwesterly corner of the Bobbie Sue Wright property of record in Deed Book 1129, page 584, R.O.D.C., Tennessee;

THENCE with the westerly property line of said Wright property, South 20°28'16" East, a distance of 181.19 feet to an iron rod (old) in the northeasterly corner of the Robert W. Buck et ux property of record in Deed Book 8252, page 719, R.O.D.C., Tennessee;

THENCE with the northerly property line of said Buck property, South 75°11'19" West, a distance of 54.17 feet;

THENCE with the westerly property line of said Buck property, South 20°00'20" East, a distance of 185.97 feet to an iron rod (old) in the northerly right-of-way margin of Long Hollow Pike (right-of-way varies);

THENCE with the northerly right-of-way margin of said Long Hollow Pike, South 77°36'40" West, a distance of 14.20 feet to an iron rod (new);

THENCE South 81°01'35" West, a distance of 158.51 feet to an iron rod (new);

THENCE South 84°13'19" West, a distance of 148.17 feet to an iron rod (new);

THENCE South 86°11'16" West, a distance of 38.05 feet to an iron rod (new);

THENCE South 88°01'49" West, a distance of 42.01 feet to a P.K. nail (old), the southeasterly corner of the James S. Karp & Son, LLC property of record in Instrument number 20031114-0166932, R.O.D.C., Tennessee;

THENCE with said Karp property, North 06°37'59" West, 58.25 feet to a p.k. nail (old);

THENCE with a 175.00-foot radius curve to the left an arc length of 88.29 feet, an interior angle of 28°54'18" and a chord bearing and distance of North 21°00'17" West, a distance of 87.35 feet to an iron rod (old);

THENCE North 35°28'03" West, a distance of 7.20 feet to an iron rod (old);

THENCE North 41°06'34" West, a distance of 10.57 feet to an iron rod (old);

THENCE North 41°02'55" West, a distance of 10.65 feet to an iron rod (old);

THENCE North 47°31'13" West, a distance of 4.21 feet to an iron rod (old);

THENCE North 46°14'47" West, a distance of 24.86 feet to an iron rod (old);

THENCE North 46°47'59" West, a distance of 24.70 feet to an iron rod (old);

THENCE North 46°18'11" West, a distance of 22.40 feet to an iron rod (old);

THENCE North 19°42'18" West, a distance of 46.71 feet to an iron rod (old) in the southeasterly right-of-way of East Cedar Street;

THENCE in an easterly and northeasterly direction with a 98.00-foot radius curve to the left an arc length of 18.66 feet, an interior angle of 10°54'34" and a chord bearing and distance of North 78°14'12" East, a distance of 18.63 feet to an iron rod (new);

THENCE with a 93.29-foot non-tangent curve to the right an arc length of 47.52 feet, an interior angle of 29°11'07" and a chord bearing and distance of North 58°15'21" East, a distance of 47.01 feet to an iron rod (new);

THENCE North 72°50'51" East, a distance of 198.93 feet to an iron rod (new);

THENCE North 73°25'38" East, a distance of 210.82 feet to the POINT OF BEGINNING and containing 140,614 square feet or 3.23 acres, more or less. ~~All parcels are~~

Being all of the same property conveyed to Grantor by ~~that~~ those certain deeds of record ~~recorded at Book _____, Page _____~~ in the Register's Office of Davidson County, Tennessee.

as Instrument No. 20101202009584G

and Instrument No. 20101202009584 7

## EXHIBIT B

## PERMITTED EXCEPTIONS

(i) Future liens for real estate taxes and assessments not due and payable as of the date hereof;

(ii) Zoning and other land use restrictions and ordinances which do not materially interfere with the use of the Property;

(iii) Plat Book 6250, Page 773 of record in the Register's Office of Davidson County, Tennessee;

(iv) Sewer Easement of record in Book 6719, Page 410 in the aforementioned Register's Office;

(v) Right-of-way easement of record in Book 8348, Page 666 in the aforementioned Register's Office; and

(vi) Reciprocal Easement Agreement of record at Instrument Number 20020614-0072602 in the aforementioned Register's Office.