This Instrument Was Prepared By:
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Miller & Martin PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

BILL GARRETT, Davidson County
Trans:T20100082359 DEEDWARR
Recvd: 12/30/10 16:18 5 pgs
Fees:28.00 Taxes:5920.00
20101230-0104056

Address New Owner(s):	Send Tax Bills to	Tax Information:
The Parks at Five Points, LLC	Same	072-100-116.00
3624 Lime Valley Bridge Road		072-100-117.00
Thompsons Station, TN 37179		072-100-118.00
		072-100-119.00
		072-100-144.00
		072-100-154.00
		072-100-158.00
		072-100-344.00
		072-100-356.00
		072-100-357.00

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 consideration, the receipt of which is hereby acknowledged, **The Bank of Nashville div Synovus Bank** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The Parks at Five Points, LLC** ("Grantee"), all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto (the "Property").

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set forth on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming the same by, through, or under Grantor.

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 as of the 30th day of December, 2010

The Bank of Nashville div Synovus Bank

By: _____ EVP

William Glaus, Executive Vice President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, William Glaus, 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 Executive Vice President of The Bank of Nashville div Synovus Bank and is authorized by the bank to execute this instrument on behalf of the bank.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of December, 2010.

_____

Notary Public

My Commission Expires: MAY 8, 2012

JACK F. KING JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $1,600,000.00.

_____ EVP

Affiant

Subscribed and sworn to before me,
this 30th day of December, 2010.

_____

Notary Public

My Commission Expires: MAY 8, 2012

JACK F. KING JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

EXHIBIT A
PROPERTY DESCRIPTION

Land situated in the First (1st) Civil District of Davidson County, Tennessee and being more particularly bounded and described as follows:

Beginning at a magnetic nail with washer stamped "John Kohl – Schneider" in the northerly right of way line of Delmas Avenue, South 70 degrees 11 minutes 20 seconds East (assumed bearing) along said right of way line 617.00 feet (620 feet by deed) from the centerline of Gallatin Pike and being the southeast corner of Lot 6 in the Map of Eastmoor Place as recorded in Book 547, pages 177 and 178 in the Office of the Register of said Davidson County; thence North 20 degrees 06 minutes 24 seconds East along the west line of said lot a distance of 234.30 feet to a 5/8 inch diameter steel rebar with plastic cap stamped "John Kohl – Schneider Eng" (hereafter referred to as capped rebar) at the northwest corner of said lot; thence North 19 degrees 29 minutes 35 seconds East a distance of 198.51 feet to an iron rod at the southeast corner of Tract 5 as described in a Special Warranty Deed to Westside Apartments, L.P. recorded in Book 7643 pages 954 through 959 in said Register's Office; thence North 69 degrees 32 minutes 57 seconds West along the south line of said Tract 5 a distance of 232.07 feet to the southwest corner of Reserve Parcel "A" as shown on the plat of McDonald's Corporation Subdivision in Book 4885, page 25 in said Register's Office; thence North 20 degrees 21 minutes 56 seconds East along the west line of said Reserve Parcel "A" a distance of 96.95 feet to a concrete monument at the northwest corner thereof; thence North 21 degrees 47 minutes 22 seconds East along a westerly line of land described in a deed to Litton Apartments, L.P. as described in Book 7723, pages 505 and 506 in said Register's Office distance of 139.69 feet to a "capped rebar" at a corner therein (the following four courses continue along the westerly lines of said Litton Apartments, L.P. land); (1) thence North 15 degrees 05 minutes 38 seconds East a distance of 101.66 feet to an iron rod; (2) thence North 75 degrees 23 minutes 23 seconds West a distance of 87.38 feet to a 5/8 inch diameter rebar; (3) thence North 18 degrees 53 minutes 29 seconds East a distance of 120.30 feet to a ½ inch diameter rebar; (4) thence South 79 degrees 06 minutes 31 seconds East a distance of 43.98 feet to a ½ inch diameter rebar at the southwest corner of Tract 1 in said Westside Apartments, L.P. deed (the following three courses being along the westerly lines of said Tract 1); (1) thence North 12 degrees 13 minutes 51 seconds East a distance of 88.36 feet to a 5/8 inch diameter rebar; (2) thence North 81 degrees 31 minutes 42 seconds West a distance of 92.44 feet to a "capped rebar"; (3) thence North 19 degrees 20 minutes 51 seconds East a distance of 170.02 feet to a "capped rebar" at the northwest corner of said Tract 1 and being in the southerly right of way line of Litton Avenue; thence South 84 degrees 09 minutes 39 seconds East along said southerly right of way line a distance of 470.12 feet to a ½ inch diameter rebar at the northeast corner of Tract 4 in said Westside Apartments, L.P. deed; thence South 05 degrees 44 minutes 22 seconds West along the east line of said Tract 4 a distance of 387.65 feet to a "capped rebar" at the southeast corner thereof and being also on the north line of said Litton Apartments, L.P. deed; thence South 69 degrees 55 minutes 47 seconds East along the north line of said Litton Apartments a distance of 13.06 feet to a ½ inch diameter rebar at the northeast corner thereof and also being the northwest corner of Lot 25 in the plat of E.B. Rucker's Subdivision as per Book 1130, page 20 in the said Register's Office; thence South 19 degrees 45 minutes 48 seconds West along the westerly line of said E.B. Rucker Subdivision a distance of 587.23 feet to a "capped rebar" on the northerly line of Lot 14 in said

Map of Eastmoor Place; thence North 85 degrees 07 minutes 39 seconds West along the north line of said Eastmoor Place a distance of 133.53 feet to a "capped rebar" at the northeast corner of said Lot 6 therein; thence South 20 degrees 06 minutes 24 seconds West along the east line of said Lot 6 a distance of 247.66 feet to the southeast corner thereof; thence North 70 degrees 11 minutes 20 seconds West along the south line of said Lot 6 a distance of 50.00 feet to the beginning point. Containing 8.85 acres, more or less.

Being the same property conveyed to The Bank Of Nashville by Substitute Trustee's Deed of record in Instrument No. 201004300033037, in the Register's Office for Davidson County, Tennessee.

The property addresses are believed to be: 1118, 1200, 1202, 1204, 1120 (801-820) Litton Avenue, 2810 Gallatin Pike, and 1125 Delmas Avenue, all in Nashville, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes for the year 2011 and subsequent years, not yet due and payable.

2. All matters as shown on plats of record in Book 547, page 177 and in Instrument No. 2010020300008637, Register's Office for Davidson County, Tennessee.

3. Perpetual Easement for Ingress and Egress of record in Book 4031, page 423, said Register's Office.

4. Right of Way Easement of record in Book 4255, page 503, said Register's Office.

5. Easement and Right of Entry Agreement of record in Book 10262, page 40, said Register's Office.

6. Fence and Drive Encroachment of record in Book 6379, page 677, said Register's Office.