THIS INSTRUMENT PREPARED BY: **J. Gregory Hardeman** **PREMIER ESCROW, LLC** **4301 HILLSBORO ROAD, SUITE 300** **NASHVILLE, TENNESSEE 37215** **(615) 269-6626**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00. Affiant Subscribed and sworn to before me, this 14th day of January, 2011. Notary Public My Commission Expires AMANDA D. LINDSEY NOTARY PUBLIC, STATE OF OHIO My Commission Expires March 14, 2011

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
LP Nashville II, LLC	New Owner	105-10-4.00
1220 Bluegrass Parkway		105-10-5.00
Louisville, KY 40299		105-10-6.00
		105-10-7.00
		105-10-8.00
		105-10-9.00

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, **LAKESHORE ESTATES, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LP NASHVILLE II, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its successors and assigns, in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

BILL GARRETT, Davidson County
Trans:T20110003740 DEEDWARR
Recvd: 01/19/11 11:28 5 pgs
Fees:28.00 Taxes:7400.00
20110119-0005153

.0/

This conveyance is made subject to:

1. 2011 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the plan of record in Plat Book 57, page 95, Register's Office for Davidson County, Tennessee.

This is improved property known as 832 Wedgewood Avenue, Nashville, TN 37203.

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

WITNESS my hand this 13th day of January, 2011.

LAKESHORE ESTATES, INC.,
A Tennessee corporation

By: David A. Sciortino, President
David A. Sciortino, President

.0/

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David A. Sciortino**, 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 **President** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 13 day of January, 2011.

Notary Public



My Commission Expires MAR 4, 2013

.0/

EXHIBIT A: LEGAL DESCRIPTION

Facility: Lakeshore, Nashville, TN

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being lots 15,16, 17, a portion of lot 14 and a portion of an alley, on the Map of Waverly Place, as of record in Plat Book 57, page 95, Register's Office for Davidson County, Tennessee, described more precisely as follows:

Beginning at an iron rod on the northern right-of-way Wedgewood Avenue at the eastern right-of-way of Elliott Avenue and being the southwest corner of the described property; Thence with the right-of-way of Elliott Avenue and a curve to the west, delta of 29 degrees 21' 50", radius of 780.00 feet, length of 399.75 feet, having a chord bearing of N04 degrees 57' 10" W 395.39 feet to an iron rod;

Thence leaving said right-of-way, N 70 degrees 21' 55"E 200.00 feet to an iron rod on the western right-of-way of the alley;

Thence with the right-of-way of said alley and a curve to the west, delta of 12 degrees 08' 41", radius of 980.00 feet, length of 207.73 feet, having a chord bearing of S 13 degrees 33' 45" E 207.34 feet to an iron rod; Thence with the southern right-of-way of said alley, S 83 degrees 18' 13" E 259.12 feet to an iron rod on the western right-of-way of Beech Avenue;

Thence with the right-of-way of Beech Avenue, S 06 degrees 07' 06" W 304.98 feet to a punch hole in the sidewalk on the northern right-of-way of Wedgewood Avenue;

Thence with the right-of-way of Wedgewood Avenue, N 80 degrees 11' 50" W 434.04 feet to the point of beginning; Containing 3.70 acres, more or less; As surveyed September 2, 2010, by L. Steven Bridges, Jr., RLS #1740 of Bridges Land Surveying and Consulting, 205 Shivel Drive, Hendersonville, Tennessee 37075.

Being the same property conveyed to Lakeshore Estates, Inc. by deed from J.D. Holt and wife, Ella Mae Holt of record in Book 4729, page 509, Register's Office for Davidson County, Tennessee, dated July 19, 1973.

Being the same property conveyed to Lake Shore Estates, Inc., a Tennessee Corporation by deed from John U. Wilson and wife, Sadye T. Wilson of record in Book 4303, page 97, Register's Office for Davidson County, Tennessee, dated January 14, 1969.

Being the same property conveyed to Lake Shore Estates, Inc., a non profit corporation, Chartered for the care of indigent elderly people by deed from Everett Beasley and wife, Docia M. Beasley of record in Book 2808, page 117, Register's Office for Davidson County, Tennessee, dated August 29, 1958.

Being the same property conveyed to Everett Beasley, Docia M. Beasley, O Jenning Davis, J. L. Perry and Sam Davis Tatum, Trustees of Lakeshore Estates Incorporated, a non-profit Corporation for the care of elderly people, by gift from Everett Beasley and wife, Docia M. Beasley of record in Book 3184, page 365, Register's Office for Davidson County, Tennessee, dated December 20, 1955.

Being the same property conveyed to Lake Shore Estates, Inc., a non-profit Corporation, chartered for the care of indigent elderly people by deed from Georgie L. Price and wife, Mary Lou Price of record in Book 2092, page 335, Register's Office for Davidson County, Tennessee, dated August 21, 1952.

Being the same property conveyed to Lakeshore Estates, Inc. by deed from Reed Edmondson and wife, Virginia W. Edmondson of record in Book 4422, page 773, Register's Office for Davidson County, Tennessee, dated June 3, 1970.

Being the same property conveyed to Lake Shore Estates, Inc., a Tennessee Corporation by deed from Robert F. Sweeney, et ux. Ethel Sweeney of record in Book 2033, Page 525, Register's Office for Davidson County, Tennessee, dated September 10, 1951.

Being the same property conveyed to Lake Shore Estates, Inc., a Tennessee Corporation by deed from Albert Lucien Dale and wife, Mildred Beaty Dale of record in Book 4419, Page 149, Register's Office for Davidson County, Tennessee, dated May 15, 1970.

Being the same property conveyed to Lake Shore Estates, Inc., a Tennessee Corporation by deed from Waddell Dennis Hughes and wife, Mary Alice Hughes of record in Book 4420, Page 739, Register's Office for Davidson County, Tennessee, dated May 28, 1970.

Being the same property conveyed to Lake Shore Estates, Inc., a Tennessee Corporation by deed from Bettie L. B. Johnson of record in Book 4517, Page 773, Register's Office for Davidson County, Tennessee, dated July 7, 1971.