| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| **Urban Housing Solutions, Inc.**<br>**411 Murfreesboro Road**<br>**Nashville, TN 37210** | **Map 105-3**<br>**Parcels 246, 247, 332, 333, 334 & 335** | **SAME** |
| This instrument prepared by: Bradley Arant Boult Cummings LLP<br>1600 Division Street, Suite 700, Nashville, TN 37203 | | |

# 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 and sufficiency of all of which are hereby acknowledged, **SAM J. LEWIS** (the "Grantor") has bargained and sold, and by these presents transfers and conveys to **URBAN HOUSING SOLUTIONS, INC.,** a Tennessee not-for-profit corporation (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in EXHIBIT A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. 2011 property taxes prorated at closing and assumed by Grantee.

2. All matters on the Plan of record in Book 2, page 182 and Book 5200, page 615, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

Subscribed and sworn to before me this 18th day of February, 2011.

Notary Public
My Commission Expires:

DOLORES HUFF ROE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires NOV. 17, 2014

BILL GARRETT, Davidson County
Trans:T20110011017 DEEDWARRSP
Recvd: 02/23/11 11:22 4 pgs
Fees:23.00 Taxes:1091.50
20110223-0014792

2543837
105152-000000

This is unimproved property more particularly known as **1200, 1202, 1204, 1206, 1208 and 1210 Third Avenue South, Nashville, Tennessee 37210**.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds himself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 15th day of February, 2011.

**Sam J. Lewis**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, CAROL A. WILSON, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Sam J. Lewis, with whom I am personally acquainted, and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17 day of February, 2011.

NOTARY PUBLIC

My Commission Expires:

7-3-12

CAROL A. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

2543837
105152-000000

## EXHIBIT A

**(Legal Description)**

TRACT NO. I (Map-Parcel 105-3-247
1200 Third Avenue, South)

Being part of Lot No. 21 on the Plan of John Nelson's Addition to South Nashville, of record in Book 2, page 182, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southeast corner of Chestnut Street and 3rd Avenue South, formerly College Street; thence with the easterly margin of 3rd Avenue South, southwardly 52 feet, more or less, to the northwest corner of the property conveyed to A. H. Cole, Trustee, by deed from Charles David Plioque and wife, of record in Book 971, page 230, said Register's Office, thence with said Cole's northerly line, eastwardly 129 feet, more or less, to the westerly margin of an alley; thence with said alley, northwardly 52 feet, more or less, to the southerly margin of Chestnut Street; thence with said street, westwardly 120 feet, more or less, to the beginning.

Being the same property conveyed to Sam J. Lewis by deed from H. Frederick Humbracht, Jr., Trustee, of record as Instrument No. 20020723-0088494, Register's Office for Davidson County, Tennessee.

TRACT NO. II (Map 105-3 Parcels 332, 333, 334 and 335 –
1204, 1206, 1208 & 1210 Third Avenue South)

Land in Davidson County, Tennessee, being Lots No. 1, 2, 3 and 4 on the plan of the Resubdivision of Parts of Lots 22 and 23 in John Nelson's Addition, of record in Book 5200, page 615, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

TRACT NO. III: (Map-Parcel 105-3-246
1202 Third Avenue, South)

Land in Davidson County, Tennessee, being a part of Lots No. 21 and 22 on the plan of John Nelson's Addition, of record in Book 2, page 182, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Third Avenue South, formerly South College Street, at a point 52 feet more or less southwardly from the intersection of Chestnut, formerly Franklin Street and Third Avenue South, being a point at the division fence, Mrs. Akers southwest corner, thence southwardly with the easterly margin of Third Avenue South, 50 feet more or less to a fence; thence at right angles eastwardly 129 feet more or less to an alley; thence southwardly with the westerly margin of said alley, 50 feet more or less to a fence, Mrs. Akers southeast corner; thence westwardly in the center of said fence and with Mrs. Akers line 129 feet more or less to the beginning.

Tracts Nos. II and III being the same property conveyed to Sam J. Lewis by deed from Tennessee Off Road, LLC of record as Instrument No. 20020723-0088495, said Register's Office.