BILL GARRETT, Davidson County
Trans:T20110015722 DEEDWARRSP
Recvd: 03/16/11 16:02 6 pgs
Fees:33.00 Taxes:2072.00
20110316-0020813

This Instrument Prepared By:
Kelly L. Worman
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
211 Commerce Street, Suite 800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Holt Investments, LLC 902 Russell Street Nashville, Tennessee 37206	Same
Map and Parcel Nos. 82-16-369; 18-16-368	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **FANNIE BATTLE DAY HOME FOR CHILDREN, INC.**, a Tennessee non-profit corporation (the "Grantor"), has bargained and sold, and does hereby transfer and convey unto **HOLT INVESTMENTS, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, those certain tracts of land located in Davidson County, Tennessee, as more particularly described in Exhibit A, attached hereto and made a part hereof (the "Property"):

This is improved property situated at 911 and 913 Shelby Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15th day of March, 2011.

GRANTOR:

FANNIE BATTLE DAY HOME FOR CHILDREN, INC., a Tennessee non-profit corporation

By: _____
Name: Ben Bozdy
Its: President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Ben Bodzy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Fannie Battle Day Home for Children, Inc., a Tennessee non-profit corporation (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand and seal at office this 15th day of March, 2011.

_____
Notary Public

JENNIFER GORDON CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:
01/07/13

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $560,000.00.

Affiant

Subscribed and sworn to before me this 15th day of March, 2011.

Notary Public

JENNIFER GORDON CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

01/07/13

Exhibit A
Legal Description

PARCEL I

Tract No. I

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 16 on the Plan of W.W. Totten's Addition to East Nashville of record in Book 57, page 22, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 50 feet on the easterly side of South 9th Street and runs back between parallel lines 50 feet, the northerly line with the southerly line of an alley, to a dead line in the rear on which it measures 50 feet.

Tract No. II

Land in Davidson County, Tennessee, being the southerly 125 feet of Lot No. 16 on the Plan of W.W. Totten's Addition to East Nashville, of record in Book 57, page 22, Register's Office for said County. Said part of Lot No. 16 fronts 50 feet on the northerly side of Shelby Avenue and runs back between parallel lines with the easterly margin of South 9th, formerly Priscilla Street, 125 feet to a dead line.

Being the same property conveyed to FANNIE BATTLE SOCIAL WORKERS, INC., by deed of record in Book 9018, page 346, said Register's Office.

PARCEL II

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Totten's Addition to Edgefield, now East Nashville, of record in Book 57, page 22, Register's Office for said County.

Said Lot No. 17 fronts 50 feet on the northerly side of Shelby Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to THE FANNIE BATTLE SOCIAL WORKERS, by deed of record in Book 8116, page 851, said Register's Office.

PARCEL III

Land in Davidson County, Tennessee being Lot No. 18 on the Plan of W.W. Totten's Addition to East Nashville, of record in Book 57, page 22, Register's Office for said County.

Said Lot No. 18 fronts 50 feet on the northerly side of Shelby Avenue and runs back between parallel lines, 175 feet to an alley.

Being the same property conveyed to FANNIE BATTLE SOCIAL WORKERS, INC., by deed of record in Book 4009, page 248, said Register's Office.

PARCEL IV

Being in the 7th, formerly 18th Ward of the City of Nashville, being Lot Nos. 19, 20 and 21 on the Plan of W.W. Totten's Addition, of record in Book 57, page 22, said Register's Office.

Said Lot Nos. 19, 20 and 21 front together 150 feet on the northerly side of Shelby Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to FANNIE BATTLE SOCIAL WORKERS, INC., by deed of record in Book 2736, page 387, said Register's Office.

PARCEL V

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of W.W. Totten's Addition, of record in Book 57, page 22, Register's Office for said County.

Said Lot No. 22 fronts 50 feet on the northerly side of Shelby Avenue, and runs back between parallel lines, 175 feet to an alley.

Being the same property conveyed to FANNIE BATTLE DAY HOME FOR CHILDREN, INC., by deed of record as Instrument No. 20070416-0045163, said Register's Office.

FANNIE BATTLE SOCIAL WORKERS WAS CHANGED TO FANNIE BATTLE DAY HOME, INC., PURSUANT TO AMENDED AND RESTATED CHARTER OF RECORD IN BOOK 9189, PAGE 841, SAID REGISTER'S OFFICE.

FANNIE BATTLE DAY HOME, INC., WAS CHANGED TO FANNIE BATTLE DAY HOME FOR CHILDREN, INC., PURSUANT TO AMENDED AND RESTATED CHARTER OF RECORD AS INSTRUMENT NO. 199912300309240, SAID REGISTER'S OFFICE.

Exhibit B

1. Metropolitan Nashville and Davidson County real property taxes for 2011 and all subsequent years.