THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map & Parcel Nos.
HTDG LLC 4420 Gerald Place Nashville, Tennessee 37205	Same	Map 93-6-4, Parcel Nos. 15, 39 and 40

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, PINNACLE NATIONAL BANK, a national banking association ("Grantor"), has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto HTDG LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

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

This is improved property known as 329 Broadway, Nashville, Tennessee.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of March, 2011.

PINNACLE NATIONAL BANK

By: _____
Name: William L. Fuson
Title: Vice President

BILL GARRETT, Davidson County
Trans:T20110017880 DEEDWARRSP
Recvd: 03/28/11 11:28 5 pgs
Fees:28.00 Taxes:7770.00
20110328-0023630

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $2,100,000.00.

Affiant

Sworn to and subscribed before me this 25th day of March, 2011.

Notary Public

My commission Expires: 8-23-11

BRENDA REYNOLDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, William Fuson, 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 a(n) Vice President of PINNACLE NATIONAL BANK, a national banking association, and is authorized by the national banking association to execute this instrument on behalf of the national banking association.

WITNESS my hand, at office, this 25th day of March, 2011.

Notary Public

My commission Expires: 8-23-11

BRENDA REYNOLDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

[Property Description]

Land in Nashville, Davidson County, Tennessee, being more particularly described as follows:

Being three tracts of land in the central portion of Davidson County lying in the 6th Councilmanic District of Nashville, Tennessee. Bounded on the North by right-of-way of Broadway, having a 104' public right-of-way, also on the North by Lufay Anderson Sweet, II as recorded in Deed Book 8977, page 826 and Instrument No. 200301150006649, Register's Office for Davidson County (RODC) and on the East by Alton Ross, Jr. & Timothy S. Smith as recorded in Instrument No. 200308010109560, RODC, on the South by Cumberland Trust & Investment Co., Trustee as recorded in Instrument No. 200504260046488, RODC, on the West by right-of-way of 4th Avenue South, having a 72' public right-of-way, Tract being more particularly described as follows:

Beginning at an existing PK nail at the Northwest corner of tract being described, said point also being at the Intersection of the southern right-of-way of Broadway and the eastern right-of-way of 4th Avenue South and also being the POINT OF BEGINNING;

THENCE with said southern right-of-way of Broadway North 62 degrees 07 minutes 55 seconds East for a distance of 46.21 feet to a point, said point lying on a common wall of Parcel 15 & 17;

THENCE leaving the right-of-way of Broadway and along the common wall South 27 degrees 19 minutes 57 seconds East for a distance of 90.00 feet to a point;

THENCE continuing along the common wall North 62 degrees 07 minutes 55 seconds East for a distance of 23.79 feet to a point;

THENCE continuing along the common wall South 27 degrees 19 minutes 57 seconds East for a distance of 25.88 feet to an existing PK nail on the southern property line of Lufay Anderson Sweet, II;

THENCE along the southern property line of Lufay Anderson Sweet, II, North 62 degrees 51 minutes 08 seconds East for a distance of 40.21 feet to a building corner in the western property line of Alton Ross, Jr. & Timothy Smith, Jr.;

THENCE along the eastern property line of Alton Ross, Jr. & Timothy Smith, Jr., South 27 degrees 08 minutes 52 seconds for a distance of 35.00 feet to an existing iron pin in the northern property line of Cumberland Trust & Investment Co., Trustee;

THENCE along the northern property line of Cumberland Trust & Investment Co., Trustee South 62 degrees 51 minutes 08 seconds West for a distance of 110.09 feet to a new iron pin in the eastern right-of-way of 4th Avenue South;

THENCE along the eastern right-of-way of 4th Avenue South North 27 degrees 19 minutes 57 seconds West for a distance of 150.00 feet to the POINT OF BEGINNING.

Being the same property conveyed to Pinnacle National Bank, a national banking association, by Successor Trustee's Deed from Michael A. Stewart, Successor Trustee of record as Instrument No. 20101019-0083649, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2011, a lien, which are not yet due and payable.

2. Capital Mall Redevelopment Project as set out in Metro Council Bill Nos. 77-716; 82-845; 87-1695; 91-1567; 93-774; 97-755; 98-1187; and BL2002-1003; and of record in Book 7423, page 374; Book 8027, page 865; Book 9208, page 613; Book 10512, page 464; as amended by Instrument No. 20020626-0076795 and Instrument No. 20050124-0008719, Register's Office for Davidson County, Tennessee.

3. Rights of others in and to all party walls and all roofs, chimneys, fixtures and other appurtenances to the buildings susceptible to common use and easements for support and maintenance thereof.

9379652.1