BILL GARRETT, Davidson County
Trans:T20110018873 DEEDWARRSP
Recvd: 03/31/11 14:26 3 pgs
Fees:18.00 Taxes:4347.50
20110331-0024835

THIS INSTRUMENT PREPARED BY:
John M. Baird
WHITE & REASOR, PLC
One American Center, Suite 1100
3100 West End Avenue
Nashville, Tennessee 37203

| Address New Owner as Follows: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| Viking Development-Midtown, LLC<br>278 Franklin Road, Suite 100<br>Brentwood, TN 37027 | New Owner | 092-120-255.00 |

**SPECIAL WARRANTY DEED**

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, VAN SLYKE FAMILY PARTNERSHIP, a Tennessee general partnership, and KENNETH R. KRAFT (collectively, "Grantors"), have this day bargained and sold, and do hereby transfer and convey unto VIKING DEVELOPMENT-MIDTOWN, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County Tennessee, being Lot Nos. 182, 183, 184, 185 and the westerly one-half of Lot No. 186 on the Plat of Boyd Home Tract, of record in Plat Book 21, Page 39, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Commencing at the southeast intersection of State St. and 19th Avenue South; thence North 50 deg. 14 min. 04 sec. East, 100 feet to the point of beginning; thence North 50 deg. 14 min. 04 sec. East, 225 feet; thence South 39 Deg. 43 min. 52 sec. East, 170 feet; thence South 50 deg. 14 min. 04 sec. West, 225 feet; thence North 39 deg. 43 min. 52 sec. West, 170 feet to the point of beginning containing 0.88 acres more or less.

Being the same property to Van Slyke Family Partnership, a Tennessee general partnership (2/3 interest) in Instrument No. 200702070016226, and to Kenneth R. Kraft (1/3 interest) in Instrument No. 200702070016225, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1811 State Street, Nashville, Tennessee.

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

Grantors further covenant that they are seized and possessed of said real estate and have the right to convey it, and bind themselves, their respective heirs, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but not otherwise; provided, however, that this conveyance is subject to the following:

1. Ad valorem taxes for the current year, which have been pro-rated and assumed by Grantee.

2. All matters shown on the plat of record in Book 21, Page 39, in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantors have executed this instrument to be effective on the 30th day of March, 2011.

VAN SLYKE FAMILY PARTNERSHIP, a
Tennessee general partnership

By: _____
Paula K. Van Slyke
General Partner

_____
Kenneth R. Kraft

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, Paula K. Van Slyke, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a general partner of the Van Slyke Family Partnership and is authorized by that partnership to execute this instrument on behalf of the partnership.

Witness my hand and seal, at office, this 30 day of March, 2011.

PAUL ALLEN ENGLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires January 9, 2012

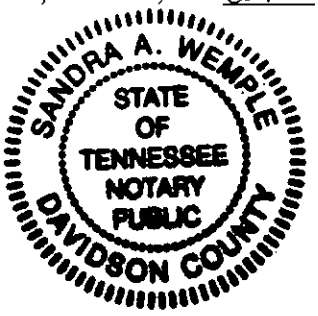
_____
Notary Public

My commission expires: January 9, 2012

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, Kenneth R. Kraft, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 29th day of March, 2011.




Sandra A. Wemple
Notary Public

My commission expires: 11-4-13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is One Million, One Hundred Seventy Five Thousand and No/100 Dollars ($1,175,000.00).

AFFIANT

SUBSCRIBED and sworn to before me, this 30th day of MARCH, 2011.

Notary Public

My Commission Expires:
January 9, 2012




**My Commission Expires January 9, 2012**