THIS INSTRUMENT PREPARED BY:
Waller Lansden Dortch & Davis, LLP (RRC)
511 Union Street, Suite 2700
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20110020864 DEEDWARRSP
Recvd: 04/08/11 14:05 7 pgs
Fees:38.00 Taxes:6914.75
20110408-0027426

Address New Owner(s):
Eleven North LLC
6185 Crooked Creek Road,
Suite C
Norcross, GA 30092

Send Tax Bills to:
Same

Map and Parcel:
Map/Parcel #093-050-197.00

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 considerations, the receipt of which is hereby acknowledged, **CHURCH/11TH AVENUE DEVELOPMENT COMPANY, LLC**, a Tennessee limited liability company (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ELEVEN NORTH LLC**, a Delaware limited liability company, (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

Tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is improved property known as 1017 Charlotte Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of April, 2011.

CHURCH/11TH AVENUE DEVELOPMENT COMPANY, LLC, a Tennessee limited liability company

By: Novare Church/11th Avenue Development Company, LLC

By: Gulch Mezz Holdings, LLC, its sole member

By: _____
Name: Yon Cho
Title: Authorized Signatory

By: Giarratana Church/11th, LLC

By: _____
Name: Anthony D. Giarratana
Title: Chief Manager

STATE OF New York)
COUNTY OF Kings)

Before me, the undersigned, a Notary Public in and for the County and State aforementioned, personally appeared Yon Cho, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signatory of Gulch Mezz Holdings, LLC, the sole member of Novare Church/11th Avenue Development Company, LLC, the member of Church/11th Avenue Development Company, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Signatory of Gulch Mezz Holdings, LLC, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Signatory of Gulch Mezz Holdings, LLC, its sole member.

Witness my hand and seal, at office in New York, Kings County, this 7th day of April, 2011.

Julio Olivo
Notary Public

My Commission Expires: August 06, 2011

ARELIS OLIVO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01OL6172034
Qualified in Kings County
My Commission Expires August 06, 2011

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforementioned, personally appeared Anthony D. Giarratana, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Giarratana Church/11th, LLC, the member of Church/11th Avenue Development Company, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager of Giarratana Church/11th, LLC, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager of Giarratana Church/11th, LLC.

Witness my hand and seal, at office in Nashville, Tennessee, this 8th day of April, 2011.

Linda J. Boggess
Notary Public

My Commission Expires: 5-20-2014

LINDA J. BOGGESS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

4184923.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,868,850.00.

Dorothy L. Scurlock
Affiant

Subscribed and sworn to before me this 8th day of April, 2011.

Linda J. Boggess
Notary Public

My Commission Expires: 5-20-2014

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

EXHIBIT A

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

BEING LOT 1 ON THE PLAN OF SECTION TWO, THE GULCH, OF RECORD IN INSTRUMENT NO. 20040818-0099850, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED BETWEEN CHURCH STREET AND CHARLOTTE AVENUE EAST OF ELEVENTH AVENUE INDUSTRIAL BOULEVARD BEING A PORTION OF THE PROPERTY CONVEYED TO LOUISVILLE AND NASHVILLE RAILROAD BY DEED OF RECORD IN BOOK 3432, PAGE 179, R.O.D.C. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT IN THE SOUTHERLY MARGIN OF CHARLOTTE AVENUE, SAID MONUMENT BEING N 61° 45' 32" E, 434.40 FEET ALONG SAID MARGIN FROM THE NORTHEASTERLY END OF THE RETURN AT ELEVENTH AVENUE INDUSTRIAL BOULEVARD;

THENCE, WITH SAID SOUTHERLY MARGIN N 61° 45' 32" E, 65.20 FEET TO AN IRON PIN 100.00 FEET WESTERLY FROM THE CENTERLINE OF CSX TRANSPORTATION RAILROAD MOST WESTERLY TRACK;

THENCE, LEAVING SAID MARGIN OF CHARLOTTE AVENUE WITH A LINE 100.00 FEET WEST AND PARALLEL TO THE CENTERLINE OF RAILROAD'S MOST WESTERLY TRACT THE FOLLOWING CALLS:

S 26° 43' 00" E, 463.43 FEET TO AN IRON PIN,

WITH A CURVE CONCAVE TO THE WEST HAVING A CENTRAL ANGLE OF 08° 11' 51", A RADIUS OF 855.37 FEET AND A CHORD OF S 22° 37' 04" E, 122.27 FEET FOR AN ARC LENGTH OF 122.38 FEET TO AN IRON PIN,

S 18° 31' 08" E, 71.58 FEET TO AN IRON PIN,

WITH A CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 08° 53' 45", A RADIUS OF 2,010.08 FEET AND A CHORD OF S 22° 58' 02" E, 311.78 FEET FOR AN ARC LENGTH OF 312.09 FEET TO AN IRON PIN,

S 27° 24' 53" E, 96.35 FEET TO AN IRON PIN IN THE NORTHERLY MARGIN OF CHURCH STREET;

THENCE, WITH SAID MARGIN, S 60° 08' 04" W, 144.99 FEET TO AN IRON PIN;

THENCE, LEAVING SAID MARGIN WITH THE EAST LINE OF POLAR REFRIGERATED SERVICES, INC., OF RECORD IN BOOK 3132, PAGE 557, R.O.D.C., N 34° 19' 59" W, 652.47 FEET TO A CONCRETE MONUMENT;

THENCE, WITH THE SOUTHERLY LINE OF W.W. GRAINGER, INC., OF RECORD IN DEED BOOK 8921, PAGE 284, R.O.D.C., AS SHOWN ON THE PLAN OF THE GULCH, SECTION ONE OF RECORD IN PLAT BOOK 6050, PAGE 520, R.O.D.C., N 57° 02' 03" E, 214.08 FEET TO A CONCRETE MONUMENT:

THENCE, WITH THE EASTERLY LINE OF SAID W.W. GRAINGER, INC., N 27° 56' 37" W, 400.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 158,203 SQUARE FEET OR 3.63 ACRES, MORE OF LESS.

BEING THE SAME PROPERTY CONVEYED TO CHURCH/11TH AVENUE DEVELOPMENT COMPANY, LLC BY SPECIAL WARRANTY DEED FROM CSX TRANSPORTATION, INC., A VIRGINIA CORPORATION OF RECORD IN INSTRUMENT NO. 20040820-0101079. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

1) Taxes and assessments for the year 2011, a lien, but not yet due and payable.

2) All matters shown on the plat of record in Instrument No. 200408180099850, as affected by Instrument No. 200611130140790, Register's Office for Davidson County, Tennessee.

3) Obligation for maintenance of drainage, slope and support, and rights and easements, as set out in and retained in the deed of record in Instrument No. 200408200101079, said Register's Office, as affected by Instrument No. 200611130140790, said Register's Office (Tract I).

4) Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by Judy L. Judson, RLS No. 1935, Barge Waggoner Sumner & Cannon, Inc., File No. 31752-02, dated December 30, 2010:

- overhead power lines crossing the northerly and southerly portions shown on said survey

- fence surrounding and blocking the 25 foot access easement shown on said survey