11-03-010-D

MAP & PARCEL
092-16-0-098.00

STATE OF TENNESEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$200,000.00**.

Affiant

Subscribed and sworn to before me this the 14th day of April, 2011.

My Commission Expires: 9/9/14

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Davidson County	DEEDWARRSP
Recvd: 04/14/11 13:32	3 pgs
Fees:18.00 Taxes:740.00	
20110414-0028873	

THIS INSTRUMENT PREPARED BY:
WEISS & WEISS, ATTORNEYS AT LAW
1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:
KASHMER PROPERTIES, G.P.
ATTN: Michael D. Shmerling
618 Church Street, Ste. 200
Nashville, TN 37219

SEND TAX BILLS TO:
"NEW OWNER"

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **EMERIK PROPERTIES CORP., A CALIFORNIA CORPORATION authorized to do business in the State of Tennessee**, hereinafter called the **"Grantors"**, has bargained and sold, and by these presents does transfer and convey unto **KASHMER PROPERTIES, G.P., A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the **"Grantee"**, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING a tract or parcel of land located in Nashville, Davidson County, Tennessee, and being **part of Lot 151 on the plan of the Boyd Home Tract**, as of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee; and being more particularly described according to an ALTA/ACSM Land Title Survey by James R. Stinson, Tennessee Registered Land Surveyor No. 1621, dated March 28, 2011, as follows:

BEGINNING at an iron rod found in the westerly margin of 19th Avenue North, said iron rod being S 31°49'54"E, 138.99 feet from an iron rod found at the intersection of said margin of 19th Avenue North and the southerly margin of Hayes Street:

THENCE, along the margin of 19th Ave. North, S 31°56'29"E, 61.01 feet to a railroad spike found in the northerly margin of an alley;

THENCE, along the margin of said alley S 58°05'22"W, 99.84 feet to a railroad spike found in said margin;

THENCE, along the margin and the easterly line of James Crossman Tax Map 92-16, Parcel 94 as recorded in Book 9716 Page 738, R.O.D.C., TN., N 31°54'17"W, 60.82 feet to a railroad spike found at the southwest corner of James Crossman, Tax Map 92-16, Parcel 95, Book 9716, Page 738 R.O.D.C., TN;

THENCE, along the southerly line of said Crossman and Gilford Glazer as recorded in Book 4623, Page 506, R.O.D.C., TN., N 57°58'59"E, 99.80 feet to the Point of BEGINNING and containing 0.14 acres or 6,080 square feet.

BEING the same property conveyed to EMERIK PROPERTIES CORP., by Special Warranty Deed from COMMERCE UNION BANK, TRUSTEE under the Will of Sadie B. Werthan, dated November 17, 1976, of record in Book 5087, Page 350, Register's Office for Davidson County, Tennessee.

This is improved property known as 113 19th Avenue North, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their successors and assigns, forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their successors and assigns, against the lawful claims of all persons claiming through and/or under the GRANTOR.

IN WITNESS WHEREOF, the Grantors has caused its name to be affixed hereto, by its duly authorized officer, on this 13 day of April, 2011.

EMERIK PROPERTIES CORP.,
A CALIFORNIA CORPORATION,
Authorized to do business in the State of Tennessee

By: _____

its: ERIKA GLAZER owner

STATE OF California)
COUNTY OF Los Angeles)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Erika Glazer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the owner of **EMERIK PROPERTIES CORP., A CALIFORNIA CORPORATION, authorized to do business in the State of Tennessee**, the within named bargainor(s), and that he as such owner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at Beverly Hills, California, this 13th day of April, 2011.

My Commission Expires: 07-12-2013

Notary Public

SUSAN M. DYMOND
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 1857651
LOS ANGELES COUNTY
My Comm. Exp. July 12, 2013

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/2014

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON