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THIS INSTRUMENT PREPARED BY
SHERRARD & ROE PLC
150 THIRD AVENUE SOUTH, SUITE 1100
NASHVILLE, TN 37201

BILL GARRETT, Davidson County
Trans:T20110022639 DEEDWARRSP
Recvd: 04/18/11 10:48 7 pgs
Fees:38.00 Taxes:462.50
20110418-0029664

SPECIAL WARRANTY DEED

GRANTOR: **CJR INVESTMENTS, LLC(12.5% undivided interest)**

GRANTEE: **2120 Partners, LLC, a Tennessee limited liability company**

Address New Owner As Follows:	Send Tax Bills To:	Map Parcel Nos.
2120 Partners, LLC	Same	081-12/0B432
2206 21st Ave So., Suite 200		000C0
Nashville TN 37212		81-12/328,329

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by 2120 PARTNERS, LLC, a Tennessee limited liability company, **(the "GRANTEE")**, and other good and valuable consideration, the receipt of which is hereby acknowledged, CJR Investments, LLC ("the **GRANTOR")**, hereby bargains, sells and conveys to **GRANTEE**, its successors and assigns such Grantor's 12.5% undivided interest in the following described parcel of real estate located in Davidson County, Tennessee, more fully described in **Exhibit A**, attached hereto and made a part hereof by this reference.

This conveyance is expressly made subject to those matter set out in **Exhibit B.**

The Property consists of a parcel of improved property located at 1400 Rosa Parks Blvd. (formerly 8th Avenue North), Nashville, Tennessee and a parcel of unimproved property located at 0 Hume Street and 0 Rosa L. Parks Blvd. (formerly 8th Avenue North), Nashville, Tennessee.

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

Grantor herein does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of its respective fractional interest in the Property in fee simple, the Grantor has a good right to convey its respective interest in the

Property is unencumbered and unrestricted except as to those matters set forth on **Exhibit B**, to which this conveyance is expressly made subject.

Except as to those matters set forth on **Exhibit B**, to which this conveyance is expressly made subject, each Grantor does further individually and severally covenant and bind itself, and its successors and assigns to warrant and forever defend the title to the fractional interest in the Property herein conveyed by such Grantor, to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under such Grantor, but not otherwise.

Witness my hand this 15TH day of APRIL 2011.

CJR Investments, LLC, a
Tennessee limited liability
company

By: _____
Charles J. Ritzen, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration or value of this property is $125,000.00.

_____, Affiant

Sworn to and subscribed before me this 15 day of April, 2011.

_____
Notary Public. My Commission Expires: 01.09.2012

ROBYNNE NAPIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 09, 2012

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Charles J. Ritzen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged that he is the Chief Manager of CJR Investments, LLC, a Tennessee limited liability company, the within named bargainor, and who further acknowledged that he executed the within instrument for the purposes therein contained on behalf of CJR Investments, LLC as its Chief Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this 15 day of April 2011.

Notary Public

My Commission Expires: 01.09.2012

ROBYNNE NAPIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 09, 2012

EXHIBIT A

Unit 2, of Werthan Lofts IV & V Condominiums, a condominium established pursuant to the Tennessee Horizontal Property Act, T.C.A. Section 66-27-101, by Master Deed for Werthan Lofts IV and V Condominiums, recorded at Instrument No. 20070117-0006776, Register's Office for Davidson County, Tennessee, together with all rights attaching to said Unit 2 under said Master Deed.

Being the same percentage interest conveyed to Grantor by deed from Werthan IV, LLC, a Tennessee limited liability company, of record at Instrument No. 20070117-0006780, Register's Office for Davidson County, Tennessee.

Hume Street Parcel

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 111 through 117 and part of 118 on the plan of North Nashville Real Estate Company, as of record in Book 21, Page 105, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set at the intersection of the northerly right-of-way line of Hume Street, 50 feet in width, and the easterly right-of-way line of Eighth Avenue North, 100 feet in width;

Thence leaving the northerly right-of-way line of Hume Street with the easterly right-of-way line of Eighth Avenue North, North 28 deg. 05 min. 25 sec. West, 208.30 feet to an iron rod set at a corner common with the property of Boyce Street Baptist Church Trustees, as of record in Book 10082, Page 677, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Eighth Avenue North with the southerly property line of Boyce Street Baptist Church Trustees North 61 deg. 56 min. 21 sec. East, 159.60 feet to an existing iron rod in the westerly right-of-way line of Alley Number 515, 15 feet in width;

Thence with the westerly right-of-way line of Alley Number 515 South 28 deg. 17 min. 17 sec. East, 15.00 feet to an iron rod set;

Thence with the southerly right-of-way line of Alley Number 515 North 61 deg. 53 min. 29 sec. East, 174.69 feet to an iron rod set in the westerly right-of-way line of Seventh Avenue North, 60 feet in width;

Thence leaving the southerly right-of-way line of Alley Number 515 with the westerly right-of-way line of Seventh Avenue North South 27 deg. 58 min. 50 sec. East, 193.17 feet to an iron rod set at the intersection of the westerly right-of-way line of said Seventh Avenue North and the northerly right-of-way line of said Hume Street;

Thence leaving the westerly right-of-way line of Seventh Avenue North with the northerly right-of-way line of Hume Street South 61 deg. 53 min. 29 sec. West, 333.97 feet to the point of beginning.

Containing 66,953 square feet (1.537 acres more or less).

Being the same percentage interest conveyed to Grantor by deed from CRJ 8th Avenue Property, LLC, a Tennessee limited liability company, to 2120 Partners, LLC, et al. of record at Instrument No. 20051021-0127560, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

Unit 2, Werthan Lofts IV and V Condominiums:

1. Property taxes for the years 2010 and 2011.

2. Phillips-Jackson Street Redevelopment Plan Restrictive Covenants of record in Book 9183, page 130, as amended in Book 11625, page 280, Register's Office for Davidson County.

3. Master Deed and Condominium Bylaws of Werthan Lofts IV & V Condominiums of record in Instrument No. 20070117-0006776, as amended by Amendment No. 1 to Master Deed of record at Instrument No. 20071220-0146056, as corrected by Scrivener's Affidavit of record at Instrument No. 20080118-0006036, and as further amended by Amendment No. 2 to Master Deed of record in Instrument No. 20080211-0013846, as corrected by Scrivener's Affidavit of record in Instrument No. 20090421-0036270, in the Register's Office for Davidson County, Tennessee (collectively, the "Master Deed").

4. License Agreement of record at Instrument No. 20090526-0048069l said Register's Office.

5. Master Deed of The Lofts at Werthan Mills Condominiums of record as Instrument No. 200310230157113, as amended by Instrument No. 200405210059936, Instrument No. 200407120082926 and Instrument No. 200502020012489, (applies only to that portion of Tract One contained with the bounds of the ingress/egress easement in the Easement of record at Instrument No. 200312230157114, Register's Office for Davidson County, Tennessee).

6. The plat of Werthan Lofts of record at Instrument No. 20070103-0001326, Register's Office for Davidson County, Tennessee.

7. Detention Maintenance Agreement of record at Instrument No. 20061113-0139906, said Register's Office.

8. Easement for Public Water of record at Instrument No. 20070906-0106750, said Register's Office.

Hume Street Parcel:

1. PHILLIPS JACKSON REDEVELOPMENT PLAN CONTAINING RESTRICTIONS AND EASEMENTS of record in Book 9183, page 130 and Book 11625, page 281, said Register's Office.

2. Ordinance No. BI2001-861

3. Dedication of Easement of record in Book 4718, page 618, said Register's Office.

4. Ordinance No. 72-412 regarding an Alley Closing Containing Easements

5. Grant of Easement For Parking of record at Instrument No. 20050202-0012491, said Register's Office.

6. Property Taxes for 2010, 2011 and subsequent years.