Box 14-A
G-23225-4

This Instrument Prepared By and Return to:	Name and Address of Property Owner:	Property Address:
John T. Cook, Esq. John T. Cook, P.C. 2927 Berry Hill Drive Nashville, Tennessee 37204	Kenner & McLean Development Group, Inc. 113 30th Avenue North Nashville, Tennessee 37203	1829-1831 5th Avenue North Nashville, Tennessee 37208
Mail Tax Bills to: Kenner & McLean Development Group, Inc. 113 30th Avenue North Nashville, Tennessee 37203	Fees and Taxes: $___ Recording Reg. Fee: $___ Transfer tax: $___ Total: $___	Tax Parcel ID#: 081-08-0 -265.00 and 081-08-0-266.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 10th day of May, 2011, by and between **CRM CENTRAL PROPERTIES, LLC**, a Georgia limited liability company ("Grantor") and KENNER & MCLEAN DEVELOPMENT GROUP, INC., a Tennessee corporation ("Grantee");

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate (the "Property") situated and being in the County of DAVIDSON, State of Tennessee:

See Exhibit A attached hereto and made a part hereof.

Being the same property conveyed to Grantor by Deed recorded under Register's No. 20100830-0068797 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns, in fee simple forever.

Grantor conveys the Property, including any after-acquired title of Grantor, free of encumbrances created or suffered by Grantor, except those encumbrances set forth on attached Exhibit B, and Grantor does hereby warrant and forever defend the title to the Property to Grantee and its successors and assigns against the lawful claims of all persons claiming by, through or under a conveyance by Grantor, but not further or otherwise.

BILL GARRETT, Davidson County
Trans:T20110027970 DEEDWARRSP
Recvd: 05/11/11 08:23 4 pgs
Fees:23.00 Taxes:314.50
20110511-0035986

This conveyance is made subject to (i) the lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault, public space and other public charges which are not yet due and payable, (ii) all applicable laws (including zoning, building ordinances and land use regulations), (iii) all easements, restrictions, covenants, agreements, conditions, or other matters of record, and (iv) all matters that may be revealed by a current and accurate survey or inspection of the property.

WITNESS the execution of this Indenture by Grantor the day and year first above written.

GRANTOR:

CRM CENTRAL PROPERTIES, LLC,
a Georgia limited liability company

By: CRM Properties Manager, LLC, a Georgia limited liability company, its sole member

By: _____

Name: Adam H. Oates
Title: Vice President

STATE OF GEORGIA
COUNTY OF FULTON

Before me, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared Adam H. Oates with whom I am personally acquainted, and who upon oath acknowledged himself to be Vice President of CRM Properties Manager, LLC, the sole member of CRM Central Properties, LLC, the within named bargainor, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the CRM Properties Manager, LLC by himself as Vice President.

WITNESS my hand and official seal at office this 10th day of May, 2011.

_____
NOTARY PUBLIC

My Commission Expires:

WENDY E GILBERT
Notary Public
Clayton County
State of Georgia
My Commission Expires Jun 20, 2014

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $85,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

William D. Kennedy, III
Affiant

SUBSCRIBED and sworn to before me this 10 day of May, 2011.

Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A"
Legal Description

Land in Davidson County, Tennessee, being the easterly part of Lot Nos. 486 and 488 on the Plan of North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, page 105, Register's Office for Davidson County, Tennessee, and described according to a survey made by George W. Watkins, dated November 18, 1967, as follows:

Said parts of said lots front 85.3 feet on the southwesterly side of 5th Avenue North and run back between lines, 126 feet along the southeasterly line of Lot No. 486 and 125 feet on the northwesterly line of Lot No. 488 and along the southerly margin of Coffee Street, to a line in the rear measuring 119.8 feet thereon.

Being the same property conveyed to CRM Central Properties, LLC by Successor Trustee's Deed from Robert C. Goodrich, Jr., Successor Trustee, of record in Instrument No. 20100830-0068797, dated August 27, 2010, Register's Office for Davidson County, Tennessee.

TOGETHER with Grantor's rights in and under a Sanitary Sewer Easement Agreement dated April 28, 2011 recorded as Instrument No. 201105 11 - 0035985, said Register's Office.

ALSO TOGETHER with Grantor's rights in and under a Driveway and Access Easement Agreement dated April 28, 2011 recorded as Instrument No. 201105 11 - 0035984, said Register's Office.