This instrument prepared by:

Fearnley & Califf, PLLC - Nashville
565 Marriott Drive, Suite 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 13th day of June, 2011, by and between The Housing Fund, Inc., a Tennessee non-profit Corporation, party of the first part, and J2K Builders, LLC, a Tennessee LLC, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Property located in the 17TH Councilmanic District of Nashville, Davidson County, Tennessee, and being Lots 1, 2, 3 and 4 on the Plat of Resubdivision of Part of Lots 22 & 23 in John Nelson's Addition as of record in Plat Book 5200, Page 615 in the Register's Office for Davidson County, Tennessee, and being more particularly described according to a Boundary Survey prepared by Wamble and Associates, PLLC, dated May 12, 2011 as follows:

Beginning at an Iron Rod (Old) on the easterly right-of-way line of 3rd Avenue South (50-feet), said rod being the northwest corner of Lot 1 on the Plat of Resubdivision of Part of Lots 22 & 23 in John Nelson's Addition as of record in Plat Book 5200, Page 615 in the Register's Office for Davidson County, Tennessee, said rod also being the southwest corner of Tract No. III conveyed to Urban Housing Solutions, Inc., as of record in Deed Book 20110223, Page 0014792 in the Register's Office for Davidson County, Tennessee;

Thence, leaving said 3rd Avenue South and following the South line of said Urban Housing Solutions property **North 63 Degrees 56 Minutes 59 Seconds West 127.47 Feet** to a Concrete Monument (Old) on the westerly right-of-way line of Public Alley No. 148, said Concrete Monument also being the southeast corner of said Urban Housing Solutions property and the northeast corner of the herein described property;

Thence, leaving said Urban Housing Solutions property and following said Alley right-of-way **South 25 Degrees 47 Minutes 36 Seconds East 200.07 Feet** to an Iron Rod (Old), said rod being at the northeast corner of property conveyed to Saunders Rental Properties, LLC as of record in Deed Book 20060706, Page 0081254, in the Register's Office for Davidson County, Tennessee and the southeast corner of the herein described property;

Thence, Leaving said Alley right-of-way and following the North line of said Saunders Rental Properties, LLC property **South 63 Degrees 59 Minutes 00 Seconds West 127.50 Feet** to a P.K. Nail (Old) in the sidewalk on the easterly right-of-way line of 3rd Avenue South, said P.K. Nail being the southwest corner of the herein described property;

Thence, leaving said Saunders Rental Properties, LLC property and following said easterly right-of-way of 3rd Avenue South **North 25 Degrees 47 Minutes 00 Seconds West 200.00 Feet** to the point of beginning.

Containing 25,501 Square Feet or 0.59 acres.

Being conveyed to The Housing Fund, Inc. by _____ Deed dated _____ and recorded at Instrument No. 20110614-0045431 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Urban Housing Solutions, by virtue of that certain Special Warranty Deed dated February 17, 2011, at Instrument No. 20110223-0014792 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Sam J. Lewis, by Quit Claim Deed at Instrument No. 20020723-0088495, dated July 15, 2002, in the said Register's Office.

BILL GARRETT, Davidson County
Trans:T20110035436 DEEDWARR
Recvd: 06/14/11 10:37 3 pgs
Fees:18.00 Taxes:443.31
20110614-0045434

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2011 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in 201102230014793 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Loretta Owens

The Housing Fund, Inc. by Loretta Owens, Executive Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Loretta Owens with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged herself to be the Executive Director of the The Housing Fund, Inc. a Tennessee Non-Profit Corporation, and that as such Executive Director being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

WITNESS my hand and official seal at office this 13th day of June, 2011.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: J2K Builders, LLC

615 NAPLOEON ST
NASHVILLE, TN 372112054

Tax Parcel No 10503033200, 10503033400, 10503033300, 10503033500

Property Address: 1204 3rd Avenue South, 1206 3rd Avenue South, 1208 3rd Avenue South, 1210 3rd Avenue South
Nashville, TN 37210

MAIL TAX
BILLS TO:

J2K Builders, LLC

615 NAPOLEON ST
NASHVILLE, TN 372112054

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $119,813.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of June, 2011.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY