BILL GARRETT, Davidson County
Trans:T20110039791 DEEDWARRSP
Recvd: 07/01/11 14:54 3 pgs
Fees:18.00 Taxes:6105.00
20110701-0050835

This instrument prepared by:

Closing & Title Services, Inc.
533 Rivergage Parkway
Goodlettsville, TN 37072

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
DAYUMA LLC	SAME	MAP 93
1808 STATE STREET, UNIT 111		02-04
NASHVILLE, TN 37203		PARCEL 17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,650,000.00

AFFIANT

Subscribed and sworn to before me, this the 29th day of June, 2011.

NOTARY PUBLIC

My Commission Expires: 12-21-2011

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PINNACLE NATIONAL BANK**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **DAYUMA LLC, a Tennessee single-member, member-managed limited liability company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Improved property known as: 101 Church Street, Nashville, TN 37201

TO HAVE AND TO HOLD the said real property together with all appurtenances, together with fixtures attached thereto, and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, its successors and assigns, forever.

GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is made and accepted without any warranties, express or implied, as to the condition of the property conveyed and said property is conveyed and accepted "AS IS". By acceptance of this deed, grantees acknowledge that it has inspected the property and is satisfied with its condition and they accept the property "AS IS".

IN WITNESS WHEREOF, GRANTOR, by its duly authorized officer, has executed this Special Warranty Deed on the 29th day of June, 2011.

PINNACLE NATIONAL BANK

BY: _____

ALLEN DIXON, SENIOR VICE PRESIDENT

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, a Notary Public in and for said County and State, the within named ALLEN DIXON, SENIOR VICE PRESIDENT, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the SENIOR VICE PRESIDENT OF PINNACLE NATIONAL BANK and is authorized by same to execute this instrument on its behalf by signing the name of Allen Dixon as Senior Vice President.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of June, 2011.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-21-2011

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

EXHIBIT A

Being a parcel of land in the First Civil District of Davidson County, Tennessee, located on Church Street between First Avenue North and Second Avenue North, being part of Lot No. 12 in the original Town of Nashville, not of record, and being more particularly described as follows:

Beginning at the point of intersection of the westerly margin of First Avenue North and the southerly margin of Church Street, thence with said margin of First Avenue North S 27 deg. 02' 00" E 78.30 feet to the outside edge (corner) of building; thence leaving said margin S 62 deg. 38' 00" W 208.76 feet to the easterly margin of Second Avenue North; thence with said margin N 27 deg. 01' 00" W 18.85 feet to a point, said point being 59.1 feet south of the southerly margin of Church Street; thence leaving said Second Avenue North, N 62 deg. 32' 00" E 103.00 feet to a point; thence N 27 deg. 01' 00" W 59.07 feet to the southerly margin of Church Street; thence with said margin N 62 deg. 32' 00" E 105.74 feet to the point of beginning, described according to the survey dated October 25, 1994 prepared by Howard W. Anderson, Tennessee No. 527, A & A Engineers, Inc. P. O. Box 40048, Nashville, TN 37204, Job No. 5321-94.

Being the same property conveyed to PINNACLE NATIONAL BANK by Successor's Trustee Deed dated 11/15/2010 of record in Instrument No. 20101118-0092525, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Trial Lawyers Institute, Inc. by deed dated 4/1/03 of record in Instrument No. 20030402-0043476, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2011 County taxes which have been prorated by the parties and assumed by the Grantee.

2. Easement and right of entry agreement dated September 15, 1994 between VSC Cable, Inc. dba Viacom Cable and Lion Investment Holdings, L.P.

3. Rights of tenants in possession as tenants only under unrecorded leases.

4. Articles of Organization of Dayuma LLC of record in Instrument No. 20110606-0043330, said Register's Office.