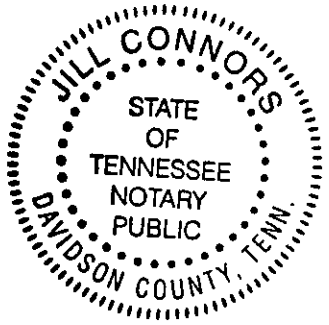
SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110053182 DEEDWARRSP
Recvd: 08/29/11 13:49 4 pgs
Fees:23.00 Taxes:3562.57
20110829-0066698



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 962,857.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF AUGUST, 2011.

Notary Public

MY COMMISSION EXPIRES: 7-3-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELM HILL CENTER PARTNERSHIP	**SAME**	**MAP 106**
(NAME) 4117 HILLSBORO ROAD, SUITE 207	(NAME)	PARCEL 35
(ADDRESS) **NASHVILLE, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Joseph E. Sullivan,** Co-Tenant owning an Eighty Seven and one-half (87.5%) percent undivided interest and **1515 Elm Hill Center, LLC**, a Co-Tenant owning a twelve and one-half (12.5%) percent undivided interest, hereinafter called the Grantors, have bargained or sold and by these presents do transfer and convey unto **Elm Hill Center Partnership**, a Tennessee General Partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LEGAL DESCRIPTION

Land in the First Civil District, Nashville, Davidson County, Tennessee located on the southerly side of Elm Hill Pike, and being more particularly described according to survey of Ragan Smith Murphy & Associates, Inc., dated August 19, 1986, as follows:

Beginning at a point in the southerly margin of Elm Hill Pike, said point being easterly 1,250 feet, more or less, from the centerline of Spence Lane, said point also being the northeasterly corner of Lot No. 1 as shown on the plan of Rollins Subdivision of record in Book 6200, Page 284, Register's Office for Davidson County, Tennessee, and 'northwesterly corner of the herein-described parcel, thence with said southerly margin of Elm Hill Pike, North 86° 07' 00" east 117.19 feet to a point; thence continuing with said southerly margin with a curve to the left 59.51 feet to a point, said curve having a central angle of 03° 16' 42", a radius of 1,040.00 feet, a tangent of 29.76 feet, and a chord of North 84° 28' 39" East 59.50 feet; thence leaving said southerly margin with the westerly line of the property conveyed to Charles E. McCade by deed of record in Book 5267, page 522, said Register's Office, South 13° 28' 04" East 354.27 feet to an iron pin in the northerly line of the property

conveyed to Lester L. Turner by deed of record in Book 5295, page 969, Register's Office for said County; thence with said northerly line, South 39° 01' 00" West 74.20 feet to an axle; thence continuing with said northerly line, North 87° 23' 00" West 229.45 feet to an axle in the easterly line of the aforementioned Lot No .1, Rollins Subdivision; thence with said easterly line, North 02° 37' 00" East 378.44 feet to the point of beginning and containing 89,389 square feet or 2.05 acres, more or less.

Being the same property conveyed to the Grantors by Special Warranty Deed from Cache Creek Development Company of record in Book 11649, Page 201, said Register's Office for Davidson County.

This conveyance is subject to the following:

1. 2011 Metro taxes, a lien not yet due and payable, which have been assumed by Grantee. By acceptance of delivery of this instrument Grantee assumes and agrees to pay such taxes prior to delinquency thereof, and to indemnify and hold harmless Grantor from all liability and loss arising therefrom. If improvements are completed after January 1 of any year, TCA 67-5-603 et seq., requires a supplemental assessment for the years in which improvements are completed as defined by statute.

2. Temporary Slope Easement and conveyance to Metropolitan Government of record in Book 4150, Page 164, Register's Office for said County.

3. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5272, Page 369, Register's Office for said County.

4. Deed of Conveyance to Metropolitan Government of record in Book 5291, Page 677, Register's Office for said County.

5. Deed of Conveyance to Metropolitan Government of record in Book 5297, Page 135, Register's Office for said County.

6. Deed of Conveyance to Metropolitan Government of record in Book 5357, Page 365, Register's Office for said County.

7. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6581, Page 35, Register's Office for said County.

8. Permanent Drainage Easement, Temporary Slope Easement and Temporary Construction Easement in Instrument No. 200003210028724, Register's Office for said County.

9. Deed of Trust of record in Instrument No. 20040708-0081225; Collateral Assignment of Leases and Rents of record in Instrument No. 20040708-008226; and First Modification of Deed of Trust, Commercial Promissory Note and Collateral Assignment of Leases and Rents of record in Instrument No. 20080918-0095361, said Register's Office.

10. Rights of tenants in possession under unrecorded Leases of the property.

11. Encroachments, Easements and other matters shown on the survey of Southern States Survey, Inc., Gregory W. Maxwell, RLS, Tennessee License No. 1447, dated August 4, 1999, Survey No. 990735, including but not limited to (a) electric service drop to adjacent property crosses property at the Northeasterly corner; (b) concrete dumpster pad straddles southeasterly corner.

12. Applicable building and zoning laws and regulations.

This is improved property known as 1515 Elm Hill Pike, Nashville, Tennessee 37210-3615.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and GRANTORS covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land to said GRANTEE its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors, but not otherwise.

Witness our hands this 24th day of August, 2011.

Joseph E. Sullivan, Grantor

STATE OF MISSOURI)
COUNTY OF TANEY)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **JOSEPH E. SULLIVAN**, 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 as his free act and deed for the purposes therein contained.

Witness, my hand and official seal at **Branson, Missouri**, this the 24 day of **August**, 2011.

MY COMMISSION EXPIRES: 6-27-2015

Wendy R. Parsons
NOTARY PUBLIC
Wendy R. Parsons
PRINTED NAME OF NOTARY

225 Blossom Valley
ADDRESS OF NOTARY
Branson, MO 65616

WENDY R. PARSONS
Notary Public – Notary Seal
STATE OF MISSOURI
Taney County
My Commission Expires June 27, 2015
Commission #11077835

1515 ELM HILL CENTER, LLC

By: _____
C. LeRoy Norton, Jr.
Its: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **C. LEROY NORTON, JR.** 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 **CHIEF MANAGER** of **1515 ELM HILL CENTER, LLC**, the within named bargainor, a Tennessee Limited Liability Company, and that **he** as such **CHIEF MANAGER** executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by the said **C. LEROY NORTON, JR.** as such **CHIEF MANAGER**.

WITNESS my hand and official seal at Nashville, Tennessee, on this 24 day of August, 2011.

MY COMMISSION EXPIRES: 7-3-12 _____
NOTARY PUBLIC

JILL CONNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.