This Instrument Prepared By and Return to:	Name and Address of Property Owner:	Property Address:
James C. Cotey Stites & Harbison, PLLC SunTrust Plaza 401 Commerce Street, Suite 800 Nashville, TN 37219	Nir Homes, Inc. 5138 Murfreesboro Road 2nd Floor LaVergne, Tennessee 37086	3808, 3816, 3820, 3824, and 3856 Swan Ridge Drive, Antioch, Tennessee 37013
Mail Tax Bills to:	Fees and Taxes: $___ Recording Reg. Fee: $___	Tax Parcel IDs#:
Nir Homes, Inc. 5138 Murfreesboro Road 2nd Floor LaVergne, Tennessee 37086	Transfer Tax: $___ Total: $___	164080C12900CO 164080C12800CO 164080C12700CO 164080C12600CO 164080C11900CO

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 31st day of August, 2011, by and between CRM CENTRAL PROPERTIES, LLC, a Georgia limited liability company ("Grantor") and NIR HOMES, INC., a Tennessee corporation ("Grantee");

W I T N E S S E T H:

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 a portion of the same property conveyed to Grantor by Deed recorded at Instrument No 20110418-0029872 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 otherwise set forth in this Special Warranty Deed, 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:T20110053975 DEEDWARRSP
Recvd: 08/31/11 15:44 5 pgs
Fees:28.00 Taxes:231.25
20110831-0067635

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, and 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.

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 Oates
Title: VP

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 Oates, with whom I am personally acquainted, and who upon oath acknowledged himself to be VP of CRM Properties Manager, LLC, a Georgia limited liability company, as sole member of CRM Central Properties, LLC, the within named bargainor, a Georgia limited liability company, and that he as such VP of CRM Properties Manager, LLC, as sole member of CRM Central Properties, LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of CRM Properties Manager, LLC, as sole member of CRM Central Properties, LLC by himself as VP.

WITNESS my hand and official seal at office this 29 day of August, 2011.

Valerie A. Rannels
NOTARY PUBLIC

My Commission Expires:
VALERIE A RANNELS
Notary Public
Fulton County
State of Georgia
My Commission Expires Sep 9, 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 $62,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED and sworn to before me this ___ day of August, 2011.

Notary Public

My Commission Expires:

STATE OF GEORGIA

COUNTY OF FULTON

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

WITNESS my hand and official seal at office this ____ day of August, 2011.

_____

NOTARY PUBLIC

My Commission Expires:

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 $62,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____

Affiant

SUBSCRIBED and sworn to before me this 31 day of August, 2011.

STATE OF TENNESSEE NOTARY PUBLIC COMMISSION EXP. FEBRUARY 18, 2013

_____

Notary Public

My Commission Expires: 2/18/13

EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description

Land in Davidson County, Tennessee, being Lot(s) 77, 78, 79, 80, and 87, as shown on the map entitled Section Three, Hamilton Chase, of record in Instrument No. 20070517-0059303, Surveyor's Certificate of Correction in Instrument No. 20070529-0063683 and in Instrument No. 20070723-0087046, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to CRM CENTRAL PROPERTIES, LLC, by successor trustee's deed from Robert C. Goodrich Jr., of record in Instrument No. 20110418-0029872, said Register's Office.