SPECIAL WARRANTY DEED

To: Ebon Falcon, LLC

From: MSDG Nashville, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Ebon Falcon, LLC Attn: Dr. David Black 515 Great Circle Road Nashville, TN 37228	Same	Map 70-12 Parcel 15

BILL GARRETT, Davidson County
Trans:T20110069211 DEEDWARRSP
Recvd: 11/03/11 11:47 4 pgs
Fees:23.00 Taxes:4107.00
20111103-0085783

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,100,000.00

Affiant

Sworn to and subscribed before me, this 2nd day of November, 2011.

NOTARY PUBLIC
Traci Bruce Notary Public
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

My Commission Expires:

TRACI BRUCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO. TENN.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MSDG Nashville, LLC** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Ebon Falcon, LLC** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in the real estate described on Exhibit A attached hereto and incorporated herein by reference.

The above-referenced property is conveyed subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is unimproved property located at 100 Athens Way, Nashville, Davidson County, Tennessee 37228.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming by, through or under Buyer. 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 2nd day of November, 2011.

SELLER **MSDG Nashville, LLC**

By: _____

Title: Authorized Agent

STATE OF Kentucky)
)
COUNTY OF Warren)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David Gindler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of MSDG Nashville, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Agent.

Witness my hand and seal at office in Bowling Green, Kentucky, this 2nd day of November, 2011.

_____
Notary Public

My Commission Expires: 1/28/2012

JULIE W. PEARSON NOTARY PUBLIC STATE AT LARGE, KENTUCKY

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Tract 15A-2-2, as shown on the map entitled Tract 15A-2 Of Block G, Section 1 MetroCenter Subdivision of record as Instrument No. 20090716-00667791, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to MSDG NASHVILLE, LLC, by deed from THE UNITED METHODIST PUBLISHING HOUSE, of record as Instrument No. 20081021-0105673, dated October 6, 2008, said Register's Office.

EXHIBIT B

1. Taxes for the year 2011 are due and payable.

2. Easement(s) of record in Book 4945, page 593, said Register's Office.

3. Matters shown on the Plan of record as Instrument No. 20090716-0066779, said Register's Office.

4. Restrictive Covenants contained in instrument of record in Book 4829, page 722, Book 5225, page 112, Book 5225, page 120, Book 5242, page 389, Book 5792, page 787 and Book 7012, page 61, said Register's Office. Note: The exception for the Restrictions mentioned in Book 5242, page 389, is limited to Article VI regarding operation of a motel only.

5. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7487, page 952, said Register's Office.

6. Master Deed of record in Book 5026, page 783, amended in Book 5035, page 967, said Register's Office.

7. Waiver of Special Covenants and Restrictions of record as Instrument No. 20060531-0063833, said Register's Office.

8. Declaration of Special Covenants and Restrictions of record as Instrument No. 20081021-0105674, said Register's Office.