THIS INSTRUMENT PREPARED BY:
Foltz Martin, LLC
Five Piedmont Center
3525 Piedmont Road, NE
Suite 750
Atlanta, GA 30305

BILL GARRETT, Davidson County
Trans:T20110073965 DEEDWARRSP
Recvd: 11/22/11 12:47 6 pgs
Fees:33.00 Taxes:6105.00
20111122-0091460

Address New Owner(s):
Note16, LLC
6185 Crooked Creek Road,
Suite C
Norcross, GA 30092

Send Tax Bills to:
Same

Map and Parcel:
Map/Parcel #10408023300
10408023400 and 10408023500

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **LANDIS PROPERTIES, LLC**, a Tennessee limited liability company (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **NOTE16, LLC**, a Georgia limited liability company, (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

Tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is improved property known as 1226 16th Avenue South, Nashville, Tennessee 37212; 1302 16th Avenue South, Nashville, Tennessee 37212; and 1304 16th Avenue South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of November, 2011.

LANDIS PROPERTIES, LLC, a Tennessee limited liability company

By: _____

Albert W. Buckley, Jr.
Its: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Albert W. Buckley, Jr. 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 Chief Manager of Landis Properties, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Albert W. Buckley, Jr. by himself as Chief Manager.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this 21st day of November, 2011.

Notary Public
My Commission Expires:

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

1009938-1

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 21st day of November, 2011.

Notary Public
My Commission Expires:

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

1009938-1

EXHIBIT A

Tract 1:
Being part of Lot No. 36 in O.B. Hayes Plan of Large Lots, called Rokeby, as of record in Book 21, Page 87, Register's Office for said County, described as follows: Beginning at the northeast corner of 16th Avenue South, formerly Belmont Avenue, and Horton, formerly Weston Avenue; thence with the northerly margin of said Horton Avenue, eastwardly 146 feet, more or less, to the westerly margin of an alley; thence with the westerly margin of said alley, northwardly 60 feet; thence westwardly and parallel with said Horton Avenue 146 feet, more or less, to the easterly margin of said 16th Avenue South; thence southwardly with the easterly margin of said 16th Avenue South, 60 feet to the beginning.

Tract 2:
Being part of Lot No. 36 in O.B. Hayes Plan of Large Lots, called Rokeby, as of record in Book 21, Page 87, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of 16th Avenue South, formerly Belmont Avenue, as widened, 110 feet north of the southwest corner of said lot; thence with the easterly margin of said Avenue northerly 60 feet; thence easterly, parallel to the south line of said lot, 146 feet more or less, to the westerly margin of an alley; thence with the margin of said alley, southerly 60 feet; thence westerly 146 feet more or less to the beginning.

Tracts 1 and 2:
Being all of the same property conveyed to International English Institute Foundation, Inc., a Tennessee Corporation by deed from Valere Potter Menefee, of record in Instrument No. 20010802-0082413, Register's Office for Davidson County, Tennessee.

Tract 3:
Land in Davidson County, Tennessee, being the Southerly 100 feet of the northerly 160 feet of the westerly 150 feet of Lot No. 36 on the Map of O.B. Hayes Plan of Large Lots, of record in Book 21, Page 87, Register's Office for said County. Said part of said lot No. 36 fronts 100 feet on the easterly side of 16th Avenue South, formerly Belmont Boulevard, and runs back between parallel lines 150 feet, more or less, to an alley.

Being all of the same property conveyed to International English Institute Foundation, Inc., a Tennessee Corporation by deed from Valere Potter Menefee, of record in Instrument No. 200007060067264 and corrected in Instrument No. 200007190071262, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1) Taxes and assessments for the year 2012, a lien, but not yet due and payable.

2) Restrictive Covenants contained in instrument of record in Instrument No. 20070712-0083264, said Register's Office.

3) Amendment to Declaration of Restrictive Covenants by LANDIS PROPERTIES, LLC, a Tennessee limited liability company (the "**Declarant**") and GREG POHL, an individual and resident of the State of Tennessee (the "**Beneficiary**") dated July 21, 2011 and recorded November 22, 2011 as instrument number 20111122-0091459, Davidson County Register of Deeds.