This instrument was prepared by:
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BILL GARRETT, Davidson County
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20111213-0096952

SPECIAL WARRANTY DEED

FROM: MARKETSTREET EQUITIES CO., Grantor

TO: PINE STREET FLATS, LLC, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Pine Street Flats, LLC 138 Second Avenue North, Suite 300 Nashville, Tennessee 37201 Attention: Missy Phillips	Same	A part of Map 93-9-B, Parcel 004 CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NINE MILLION ONE HUNDRED ~~FIFTY~~ FORTY THOUSAND AND NO/100 DOLLARS ($9,~~150~~140,000.00). JT JT

Affiant

SUBSCRIBED AND SWORN TO before me, this the 9th day of December, 2011.

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MAY 8, 2012

Notary Public
My Commission Expires: 05/08/12

FOR AND IN CONSIDERATION OF Ten and No/100 Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MARKETSTREET EQUITIES CO., a Tennessee general partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto PINE STREET FLATS, LLC, a

Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Nashville, Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is unimproved property known as 1055 Pine Street, Nashville, Tennessee 37203.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

This instrument has been prepared based on information provided by Grantor and Grantee.

[SIGNATURE PAGE TO FOLLOW]

Witness my hand this 9th day of December, 2011.

GRANTOR:

MARKETSTREET EQUITIES CO., a Tennessee general partnership

By: _____
JAMES S. TURNER, JR.
Managing Director

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Melinda A. Gray, a Notary Public of said County and State, personally appeared JAMES S. TURNER, 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 Managing Director (or other officer authorized to execute the instrument) of MARKETSTREET EQUITIES CO., the within named bargainor, a general partnership, and that he as such Managing Director executed the foregoing instrument for the purposes therein contained, by personally signing the name of the general partnership by himself as Managing Director.

Witness my hand and seal, at Office in Nashville, Tennessee, this 9th day of December, 2011.

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MAY 8, 2012

Notary Public
My Commission Expires: 05/08/12

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 4 of Gulch Land Condominium created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, and as established by Master Deed Establishing Gulch Land Condominium, of record as Instrument No. 20071078-123668, Register's Office for Davidson County, Tennessee, as modified by First Amendment to Master Deed Establishing Gulch Land Condominium, of record as Instrument No. 20111109-0087667, said Register's Office.

Being part of the property conveyed to Nashville Urban Venture, LLC by that Quitclaim Deed of record as Instrument 20070726-0088930, said Register's Office. Conveyed to Marketstreet Equities Co by Quitclaim of record # 20111213009695 1

EXHIBIT B

EXCEPTIONS TO WARRANTY

1. Real property taxes for the year 2011, a lien, due and payable, but not delinquent.

2. Subject to rights of others in and to the common areas and/or elements.

3. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 763, Register's Office for Davidson County, Tennessee.

4. Subject to the Master Deed establishing a Horizontal Property Regime of Gulch Land Condominium of record as Instrument No. 20071078-123668, Register's Office for Davidson County, Tennessee, as modified by First Amendment to Master Deed Establishing Gulch Land Condominium, of record as Instrument No. 20111109-0087667, said Register's Office, including without limitation all requirements and regulations for administration, easements in favor of other unit owners and all easements now or hereafter established arising therefrom, and all conditions, covenants, restrictions, options, burdens, assessment and other undertakings set forth therein.

5. Restrictions of record in Book 11621, page 110, said Register's Office.

6. Restrictions of record as Instrument Number 20050401-0035633, said Register's Office.

7. Restrictive Covenants for the Arts Center Redevelopment Plan of Record in Book 11625, page 252 and Instrument Number 20020715-0084598, said Register's Office.

8. Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances Easement of record in Instrument Number 2071018-02123758, said Register's Office.

9. Deed of Conveyance of record in Book 4473, page 348, said Register's Office.

10. Notice of Land Use Restrictions of record in Instrument Number 20100511-0036052, said Register's Office.

11. Possible right of CSC Railroad to increase its right-of-way to the full extent of its charter.

12. Subject to matters shown on the survey of Robert M. Searson, TN RLS No. 1666, of Littlejohn Engineering Associates, dated November 11, 2011, Job No. 20110463.