WHEN RECORDED RETURN TO:

Republic Title of Texas, Inc.
2626 Howell Street, 10th Floor
Dallas, Texas 75204-4064
Attn: Sarah Jane Worrell-Bowdoin
11R26662 NDD
509940

BILL GARRETT, Davidson County
Trans:T20110080116 DEEDWARRSP
Recvd: 12/19/11 12:12 5 pgs
Fees:28.00 Taxes:3552.00
20111219-0098691

SPECIAL WARRANTY DEED

FROM: **CXA-16 CORPORATION,**
a Texas corporation
Grantor

TO: **SUMMIT COURT, LLC,**
a Tennessee limited liability company
Grantee

This instrument was prepared by:

Hunton & Williams LLP
1445 Ross Avenue, Suite 3700
Dallas, Texas 75202

Address New Owner(s):

SUMMIT COURT, LLC
3103 Belwood Street
Nashville, Tennessee 37203
Attn: Gregory J. Lammert

Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes:

SUMMIT COURT, LLC
3103 Belwood Street
Nashville, Tennessee 37203
Attn: Gregory J. Lammert

Map-Parcel Number(s):

075-040-104.00

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is NINE HUNDRED SIXTY THOUSAND AND NO/100 Dollars ($960,000.00).

Grantee or Grantee's Agent

SUBSCRIBED AND SWORN TO before me, this the 13 day of December, 2011.

Notary Public

My Commission Expires:

Nov. 7, 2012

LINDA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **CXA-16 CORPORATION**, a Texas corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **SUMMIT COURT, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property.

This conveyance is expressly made subject to any and all taxes, assessments, reservations in patents, all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions, obligations, liabilities and other matters as may appear of record, and all matters that an accurate survey or a physical inspection of the Property would reveal, including, without limitation, the exceptions set forth in Exhibit "B" attached hereto and made a part hereof (collectively, the "Permitted Exceptions").

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

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, subject to the Permitted Exceptions.

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, but not further or otherwise. This conveyance is expressly made subject to the Permitted Exceptions.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective as of this 12 day of December, 2011.

CXA-16 CORPORATION,
a Texas corporation

By: _____
Print: Michael D. Wyant
Its: its Authorized Signatory

STATE OF TEXAS §
§
COUNTY OF COLLIN §

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that Michael D. Wyant, Authorized Signatory of CXA-16 CORPORATION, a Texas corporation, and whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Authorized Signatory and with full authority, executed the same voluntarily for and as the act of CXA-16 CORPORATION, a Texas corporation.

Given under my hand and official seal this 12 day of December, 2011.

_____
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

My Commission Expires:
Sept. 22, 2013

CINDY LEWIS
(Printed Name of Notary)

CINDY LEWIS
MY COMMISSION EXPIRES
September 22, 2013

EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Section Two John Apostolou Property of record in Book 5210, page 78, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to CXA-16 Corporation by Substitute Trustee's Deed of record in Instrument No. 201101240006600, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Exceptions

1. Taxes and assessments for the year 2012 and subsequent years.

2. All matters shown on the plat of record in Book 5210, Page 78, in Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 5508, Page 503, in the Register's Office for Davidson County, Tennessee.

4. Rights of tenants under lease agreements affecting the Property.

5. Any mineral or mineral rights leased, granted or retained by current or prior owners.