THIS INSTRUMENT PREPARED BY:
Philip F. Head, Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,865,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20110080734 DEEDWARRSP
Recvd: 12/21/11 09:51 5 pgs
Fees:28.00 Taxes:6900.50
20111221-0099560

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

Subscribed and sworn to before me this 20th day of December, 2011.

Notary Public
My Commission Expires: 05-08-12

****

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO.
204 Safe Harbor Drive, LLC 302 Adams Lane Mt. Juliet, Tennessee 37122	Same.	Map 33, Parcel 123

****

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RIVERGATE ACRES PARTNERSHIP, L.P.**, a Tennessee limited partnership ("Grantor") has bargained and sold, and by these presents does transfer and convey unto **204 SAFE HARBOR DRIVE, LLC**, a Tennessee limited liability company ("Grantee"), the successors and assigns of Grantee, that certain tract or parcel of land in Davidson County, Tennessee (the "Property"), set forth in Exhibit A, attached hereto and incorporated herein.

This is improved property known as 204 Safe Harbor Drive, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the Property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, the successors and assigns of Grantee, forever.

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said Property to Grantee, the successors and assigns of Grantee, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise. The property is conveyed subject to those matters set forth on Exhibit B. All exhibits referred to herein are attached hereto and incorporated herein by reference. 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, Grantor has caused this Special Warranty Deed to be executed on the 20th day of December, 2011.

GRANTOR:

RIVERGATE ACRES PARTNERSHIP, L.P., a Tennessee limited partnership

By: CHM/Rivergate, L.L.C., a Tennessee limited liability company
Its: General Partner

By: C. Harris Haston

Name: C. HARRIS HASTON

Title: SECRETARY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared C. HARRIS HASTON, 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 SECRETARY of CHM/Rivergate, L.L.C., a Tennessee limited liability company, as the General Partner of Rivergate Acres Partnership, L.P., the within named bargainor, a Tennessee limited partnership, and that he, as such SECRETARY, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such SECRETARY in its capacity as General Partner of the limited partnership.

Witness my hand and seal, at office, this the 15TH day of December, 2011.

Nelda Harrison
Notary Public

My Commission Expires: 10-11-15

NELDA HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

8325086.2

EXHIBIT A

Legal Description of Real Property

Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled Rivergate Acres Limited, of record in Book 6250, page 205, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rivergate Acres Partnership, L.P., by deed of record in Book 8452, page 955, said Register's Office.

The above referenced property is improved property known as 204 Safe Harbor Drive, Goodlettsville, Tennessee 37072.

EXHIBIT B

Permitted Encumbrances

1. Rights of tenants in possession as "Tenants Only" under unrecorded residential apartment lease(s).

2. Real estate taxes for 2011, due and payable but not yet delinquent.

3. Deed of Dedication to Madison Suburban Utility District of record in Book 6636, page 832, recorded on August 22, 1985, said Register's Office.

4. Easement for Transmission Lines to USA of record in Book 1153, page 652, recorded on May 8, 1941, Book 3223, page 325, recorded on May 16, 1961, and Book 3223, page 327, recorded May 8, 1961, said Register's Office.

5. Matters shown on Plat of Survey by Ted J. Stevenson, II, RLS No. 2136, dated November 17, 2011, Job No. 91-109, together with the plat of record in Book 6250, page 205, said Register's Office.