This Instrument Was Prepared By:
BAKER, CAMPBELL & PARSONS
Attorneys At Law
200 Fourth Avenue North, Suite 1000
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 01/20/12 15:39 14 pgs
Fees:73.00 Taxes:1017.50
20120120-0005875

Address New Owner And Send Tax Bills To:

BG Investments, GP
1138 3rd Avenue North
Nashville, TN 37208

Map & Parcel Numbers:

08209036700
08209036100

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

KIMBERLY H. WAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me, this the 20th day of January, 2012.

Notary Public For The State Of Tennessee
My Commission Expires: 7/8/13

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **ROWENA LEVY, STEVEN L. GRYLL, CHARLES R. GRYLL AND MICHAEL A. GRYLL** (hereinafter collectively referred to as the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **BG INVESTMENTS, GP**, a Tennessee general partnership (hereinafter referred to as the "Grantee"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantors, if any, in and to any easements and rights-of-way adjoining, abutting, or

benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, its heirs, successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B which is attached hereto and made a part hereof by this reference.

The Grantors covenant that the Grantors are lawfully seized and possessed of the Property; that the Grantors have full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances made or suffered by the Grantors, except to the extent otherwise set forth in Exhibit B hereto; and that the Grantors will forever warrant and defend the title to the Property against all persons lawfully claiming the same.

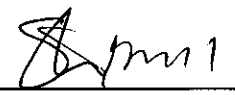
Whenever in this instrument the terms Grantors and Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantors have executed this deed on this 20th day of January, 2012.

Rowena Levy

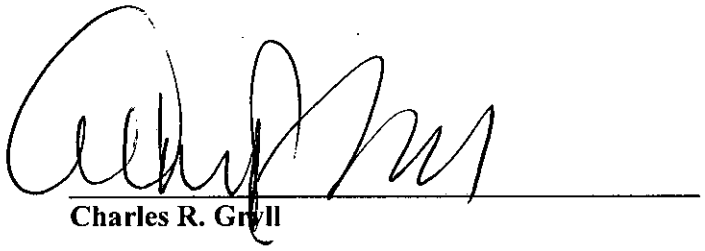
Rowena Levy

[Signatures Continued On Following Page]



Steven L. Gryll

[Signatures Continued On Following Page]



Charles R. Grill

[Signatures Continued On Following Page]

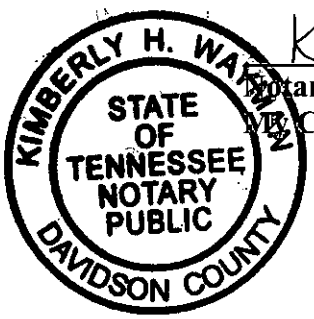
Michael A. Gryll

[End Of Signatures]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rowena Levy, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 18th day of January, 2012.



Kimberly H. Wayman

Notary Public For The State Of Tennessee
My Commission Expires: 07/8/2013

STATE OF ILLINOIS)
COUNTY OF Cook)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven L. Gryll, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 17th day of January, 2012.

"OFFICIAL SEAL"
MARGARET DIAZ
Notary Public, State of Illinois
My Commission Expires 04/25/2012

Notary Public For The State Of Illinois
My Commission Expires: 04/25/2012

STATE OF ILLINOIS)
COUNTY OF Cook)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles R. Gryll, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 12th day of January, 2012.

"OFFICIAL SEAL"
BRIAN D. GRYLL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/22/2014

Notary Public For The State Of Illinois
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael A. Gryll, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 18th day of January, 2012.

Kimberly H. Wayman

Notary Public For The State Of Tennessee
My Commission Expires: 07/8/2013

KIMBERLY H. WAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Legal Description

Tract I

Land in Davidson County, Tennessee, being part of Lot No. 27 on the Map of Hugh McGavock's Addition, as of record in Book 17, Page 640, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the westerly margin of Second Avenue North 223 feet 9 inches north of the north margin of Madison Street; thence along the westerly margin of Second Avenue North, northerly 35 feet 3 inches to a point which is 25 feet south of the northeast corner of Lot No. 27 and being Marie Young's southeast corner thence westerly with her line 142 feet 4 inches to the line between Lots Nos. 27 and 26; thence with said line, southerly 35 feet 3 inches to a point 223 feet 9 inches north of the north margin of Madison Street; thence easterly 142 feet to the point of beginning.

Tract II

Land in Davidson County, Tennessee, being the north part of Lot No. 27 on the Map of Hugh W. McGavock's Addition to Nashville, of record in Book 17, Page 640, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 25 feet on the westerly side of Second Avenue North, formerly Market Street, and runs back between parallel lines 142 feet 4 inches to a dead line.

Being the same property conveyed to Martin Levy and Daniel Gryll, by deed from Wade Swafford and wife, Edith Swafford, of record in Book 4232, Page 250, in the Register's Office for Davidson County, Tennessee.

EXCLUDED from the above described property is that portion within the bounds of that property conveyed to Electric Power Board of the Metropolitan Government of Nashville and Davidson County, by deed from Martin Levy and Daniel Gryll, of record in Book 6521, Page 61, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin on the westerly margin of Second Avenue North, S 30 deg. 21' 39" E 177.80 feet from the intersection of Second Avenue North and Monroe Street; beginning also being the southeast corner of property belonging to Sangravl Company as recorded in Book 6076, Page 458, in the Register's Office for Davidson County, Tennessee; thence from beginning point and running along the said westerly margin of Second Avenue North, S 30 deg. 21' 39" E 107.1 feet to an iron pin; thence S 59 deg. 56' 41" W 134.4 feet to an alley; thence along said alley N 30 deg. 21' 39" W 107.1 feet to a point marking the southwest corner of said Sangravl property; thence along a common line between this tract and said Sangravl property N 59 deg. 56' 41" E 134.4 feet to the point of beginning, containing 0.33 acres more or less.

Tract III

Land in Davidson County, Tennessee, being part of Lot No. 27 on the Plan of Hugh McGavock's Addition, as of record in Book 17, Page 640, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the westerly margin of Second Avenue North, formerly Market Street 190 feet northerly from the northerly margin of Madison Street; thence with the westerly margin of said Avenue, northerly 34 feet more or less to a point 60 feet more or less southerly from the northeast corner of said Lot 27; thence westerly parallel with and 60 feet more or less southerly from the north line of said Lot 142 feet 4 inches more or less to the east line of Lot 6 on said plan; thence with said line southerly 34 feet more or less to a point 190 feet northerly from the northerly margin of Madison Street; thence easterly parallel with said Street, 142 feet 4 inches to the beginning.

Being the same property conveyed to Daniel Gryll and Martin Levy, by deed from A. H. Burton and wife, Mary H. Burton, of record in Book 2708, Page 235, in the Register's Office for Davidson County, Tennessee.

Tract IV

Land in Davidson County, Tennessee, being the northerly part of Lot No. 28 and the southerly part of Lot No. 27 in H. W. McGavock's Addition, as of record in Book 17, Page 640, in the Register's Office for Davidson County, Tennessee, described together, as follows:

Beginning on the westerly margin of Second Avenue North, formerly Market Street, at a point 121 feet 4 inches northerly from the northerly margin of Madison Street, and running thence with the westerly margin of said Avenue, northwardly 68 feet 8 inches to the southeast corner of Lot owned by W. J. Adkisson, Jr.; thence with the southerly line of Adkisson's lot, westwardly 142 feet 4 inches to the west line of said Lot No. 27; thence with said line and with the west line of said Lot No. 27; thence with said line and with the west line of said Lot No. 28, southwardly 68 feet 8 inches to a point 121 feet 4 inches northerly from the north margin of Madison Street; thence eastwardly and parallel with Madison Street, 142 feet 4 inches to the beginning.

Said Lot above described includes also the northerly part of Lot No. 5 in what is known as Hugh McGavock's Plan of record in Book 21, Page 77, in the Register's Office for Davidson County, Tennessee.

INCLUDED in the above described property but specifically EXCLUDED therefrom is that property conveyed to W. A. Sneed, by deed from Martin Levy and Daniel Gryll, of record in Book 7083, Page 95, in the Register's Office for Davidson County, Tennessee, described in Tract B as follows:

Beginning at an iron pin at the intersection of the northerly margin of Madison Street and the westerly margin of Second Avenue North and being the southeasterly corner of Lot 28 on the

Plan of Hugh W. McGavock's Addition to Nashville, of record in Book 17, Page 640, in the Register's Office for Davidson County, Tennessee; thence with said northerly margin of Madison Street South 59 deg. 37' 15" West 137.15 feet to an iron pin in the easterly margin of an alley, said alley being 10.5 feet in width; thence with said easterly margin of the alley North 30 deg. 33' 45" West 142.42 feet to an iron pin being 0.42 feet northerly from the northeast corner of said Lot 28; thence with a line 0.42 feet north of and parallel to the northerly line of said Lot 28, North 59 deg. 37' 15" East 137.15 feet to an iron pin in the westerly margin of Second Avenue North; thence with said margin of Second Avenue North, South 30 deg. 33' 45" East 142.42 feet to the point of beginning, and containing 19,532 square feet or 0.448 acres.

The foregoing Tract I, Tract II, Tract III and Tract IV being the same property conveyed to Rowena Levy and Jean Gryll, by deed from Martin Levy and Daniel Gryll, of record in Book 10013, Page 205, in the Register's Office for Davidson County, Tennessee. Jean Gryll died on April 11, 1995. Under the terms of the last will and testament of Jean Gryll, of record in Will Book 199, Page 509, in the Davidson County Probate Court Clerk's Office, her interest the property was devised to her husband, Daniel Gryll. Daniel Gryll died on July 23, 1998, without a will and his interest in the property was passed to his three sons, Steven L. Gryll, Charles R. Gryll and Michael A. Gryll, as his sole heirs at law.

This is improved property known as 1201 & 1215 2nd Avenue North, Nashville, Davidson County, Tennessee (Tax Parcel Identification Numbers: 08209036100 & 08209036700).

Exhibit B

Permitted Encumbrances

1. Easements for utilities serving the subject property.

2. Davidson County property taxes for the year 2012, a lien, but not yet due and payable.

3. All matters shown on the Plan of Hugh W. McGavock's Addition to Nashville, of record in Book 17, Page 640, in the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Lee Ann Campbell, do hereby make oath that I am a licensed attorney and, or, the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lee Ann Campbell

Lee Ann Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Lee Ann Campbell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly H. Wayman

Notary Public For The State Of Tennessee
My Commission Expires: 07/08/2013

KIMBERLY H. WAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN