STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $500,000.00

Affiant

Subscribed and sworn to before me, this 15 day of March, 2012.

Notary Public

My Commission Expires: 9/9/14

LARRY R. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20120019349 DEEDWARR
Recvd: 03/16/12 14:21 3 pgs
Fees:18.00 Taxes:1850.00
20120316-0022809

This instrument was prepared by:
Wayne Crim, Attorney
Union Street Title, LLC
329 Union Street
Nashville, TN 37201

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Governor's Corner, LLC 334 West Trinity Lane Nashville, TN 37207	Same	92-8 284 92-8 359 92-8 283 92-8 285

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, EFS INVESTMENT PARTNERS LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto GOVERNOR'S CORNER, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 6 and all of Lot No. 7 and Lot No. 41 on Governor McMillins Plan of Subdivision of The Old State Prison Lands, as of record in Plat Book 161, Page 119, Register's Office for Davidson County, Tennessee and more particularly described according to a survey dated March 12, 2012 by R. Scot Cherry, R.L.S TN # 1512 of Cherry Land Surveying as follows:

Beginning at an existing building corner at the intersection of the southerly right-of-way line of Charlotte Avenue, width varies and the westerly right-of-way line of McMillin Street, 40 feet in width; thence leaving the southerly right-of-way line of Charlotte Avenue with the westerly right-of-way line of McMillin Street, South 42 deg 20 min 07 sec East, 98.70 feet to an existing pk nail at a corner common with Morris B. Haddox, as of record in Book 5546, Page 695, at said Register's Office; thence leaving the westerly right-of-way line of McMillin Street with the northerly property line of Morris B. Haddox, South 47 deg 54 min 55 sec West, 50.90 feet to an existing iron rod; thence South 42 deg 20 min 07 sec East, 41.50 feet to an existing iron rod; thence North 47 deg 54 min 55 sec East, 50.90 feet to an existing pk nail on the westerly right-of-way line of McMillin Street; thence with the westerly right-of-way line of McMillin Street, South 42 deg 20 min 07 sec East, 50.00 feet to an existing iron rod at a corner common with Ian and Lill David, as of record in Deed Instrument No. 200606020065508, at said Register's Office; thence leaving the westerly right-of-way line of McMillin Street with the northerly property line of Ian and Lill David, South 47 deg 54 min 55 sec West, 101.68 feet to an existing iron rod on the easterly right-of-way line of Alley No. 375, 20 feet in width; thence with the easterly right-of-way line of Alley No. 375,

North 42 deg 20 min 07 sec West, 215.02 feet to an existing iron rod on the southerly right-of-way line of Charlotte Avenue; thence with the southerly right-of-way line of Charlotte Avenue, North 61 deg 37 min 16 sec East, 104.77 feet to the point of beginning containing 18,489 square feet (0.42 acres more or less).

Being the same property conveyed to EFS Investment Partners LLC, by Warranty Deed from William R. Hostettler, James A. Terrell, and Lewis W. McDaniel which deed is dated November 12, 2007 and recorded in Instrument No. 20071113-0133007, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan Nashville/Davidson County taxes for 2012 and subsequent years, a lien, but not yet due and payable.

2. All matters as may be set forth on the Plan of Governor McMillins Plan of Subdivision of the Old State Prison Lands of record in Plat Book 161, page 119, in the Register's Office for Davidson County, Tennessee.

3. Any matters set forth on the survey dated March 12, 2012 performed by R. Scot Cherry, R.L.S. TN # 1512 of Cherry Land Surveying, 622 West Iris Drive, Nashville, TN 37204.

4. Easement for sewer as shown on the engineering maps of the Metropolitan Government of Nashville, Davidson County, Tennessee as set forth in Deed of record in Instrument No. 20071113-0133007, said Register's Office.

5. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL-2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee as set out in Deed in Instrument No. 20071113-01330007, said Register's Office.

6. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is improved property known as:

Street Address	**Map and Parcel**
1601 Charlotte Avenue	92-8 284
1603 Charlotte Avenue	92-8 359
1605 Charlotte Avenue	92-8 283
325 McMillin Street	92-8 285
Nashville, Tennessee 37203	

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

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.

WITNESS my hand this 15th day of March, 2012.

EFS INVESTMENT PARTNERS LLC,
a Tennessee limited liability company
BY:

SHERI M. MILLMAN, CO-MANAGING MEMBER

FRANK G. ABERNATHY, CO-MANAGING MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for said State and County aforesaid, personally appeared SHERI M. MILLMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be a CO-MANAGING MEMBER of EFS INVENSTMENT PARTNERS LLC, a Tennessee limited liability company, the within named bargainor, and that she as such CO-MANAGING MEMBER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as CO-MANAGING MEMBER.

Witness my hand and official seal, this 15 day of March, 2012.

Notary Public

My Commission Expires: 9/9/14

LARRY R. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for said State and County aforesaid, personally appeared FRANK G. ABERNATHY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged herself to be a CO-MANAGING MEMBER of EFS INVENSTMENT PARTNERS LLC, a Tennessee limited liability company, the within named bargainor, and that he as such CO-MANAGING MEMBER, 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 CO-MANAGING MEMBER.

Witness my hand and official seal, this 15 day of March, 2012.

Notary Public

My Commission Expires: 9/9/14

LARRY R. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.