This Instrument Prepared By:
Kenneth P. Ezell, Jr.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20120031096 DEEDWARR
Recvd: 04/30/12 09:15 5 pgs
Fees:28.00 Taxes:6944.44
20120430-0036420

WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
104 5th Avenue South Investors, LLC 5250 Virginia Way, Suite 100 Brentwood, Tennessee 37027 Attn: Robert W. Lowe, Jr.	104 5th Avenue South Investors, LLC 5250 Virginia Way, Suite 100 Brentwood, Tennessee 37027 Attn: Robert W. Lowe, Jr.
Map & Parcel No.: 093-06-3-112.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, ALINE M. RICHARDSON, an individual ("Grantor"), has bargained and sold and does hereby transfer and convey unto 104 5TH AVENUE SOUTH INVESTORS, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

Land in Davidson County, Tennessee, being part of Lot No. 41 on the Map of the First Academy Plan, being known as 104 5th Avenue, South, and described as follows:

Beginning at a point in the easterly margin of 5th Avenue, South, 170 feet 11 3/4 inches south of Broad Street; thence easterly 162 feet to the west side of a brick wall; thence along the west side of said wall, North 8 feet to a fence; thence along said fence, west, parallel to Broad Street, 121 feet to a point; which point is 40 feet east of 5th Avenue, South; thence northerly parallel to 5th Avenue, South 43 feet 11 3/4 inches; thence westerly 40 feet to the margin of 5th Avenue, South; thence southerly along the margin of the same 53 feet 11 3/4 inches to the point of beginning.

Included in the above description, but specifically excluded from this conveyance, are the tracts of land taken by the Metropolitan Development and Housing Agency of record in Instrument No. 20010618-0064468 and 20010619-0064879, Register's Office for Davidson County, Tennessee, to which deed reference is hereby made for more complete details and descriptions.

Being the same property conveyed to ALINE M. RICHARDSON, by Quitclaim Deed from BILL SOILEAU, of record as Instrument No. 20110401-0025354, dated March 4, 2011, said Register's Office.

This is improved property known as 104 5th Avenue South, Nashville, Tennessee.

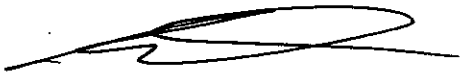
TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except as shown on Exhibit A attached hereto.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

27 IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this day of April, 2012.

ALINE M. RICHARDSON, an individual



William Soileau, Jr., attorney-in-fact under
Durable Limited Power of Attorney for
Aline M. Richardson, principal

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

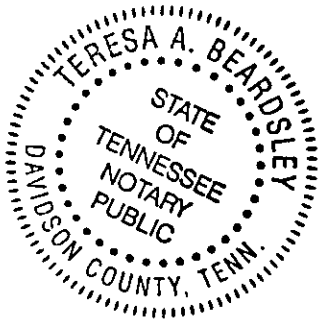
Before me personally appeared WILLIAM SOILEAU, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ALINE M. RICHARDSON and acknowledged that such person executed the same as the free act and deed of ALINE M. RICHARDSON.

WITNESS my hand and seal at office this 27th day of April, 2012.

Teresa A Beardsley
Notary Public

My Commission Expires:

7/6/15



N CDL01 885555 v4
2920226-000004 04/27/2012

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $1,876,875.00.

AFFIANT

Subscribed and sworn to before me this 27th day of April, 2012.

NOTARY PUBLIC

My Commission Expires:

7/6/15

TERESA A. BEARDSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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2920226-000004 04/27/2012

Exhibit A

Permitted Encumbrances

General or special taxes and assessments required to be paid in the year 2012 and subsequent years for Map-Par. 093-06-3-112.00.