BILL GARRETT, Davidson County
Trans:T20120033545 DEEDWARRSP
Recvd: 05/07/12 14:14 4 pgs
Fees:23.00 Taxes:4440.00
20120507-0039318

This Instrument Prepared By:
Adams and Reese LLP (FRH)
424 Church Street, Suite 2700
Nashville, TN 37219

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	TAX-PARCEL NO:
Maynard-Select Properties, G.P. 617 Norris Avenue Nashville, Tennessee 37204	SAME	Property Tax: 118-16 Parcel: 072

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ROBERT P. MAYNARD,** a single person (hereinafter the "GRANTOR") has bargained and sold, and by these presents does hereby transfer, assign and convey unto **MAYNARD-SELECT PROPERTIES, G.P.,** a Tennessee General Partnership (hereinafter the "GRANTEE"), its successors and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Nashville, Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference.

This is improved property known as 617 Norris Avenue, Nashville, Tennessee 37204.

Said property is conveyed subject to such limitations, restrictions and encumbrances as set forth on Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, and GRANTEE'S successors and assigns, forever. GRANTOR covenants that the title to said property is free from all encumbrances made or suffered by GRANTOR, except as otherwise set forth herein; and GRANTOR further covenants and binds himself, and his heirs, successors and assigns, to warrant specially and forever defend the title to said property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not further or otherwise.

IN WITNESS WHEREOF, the GRANTOR has caused this Special Warranty Deed to be executed as of this 4th day of May, 2012.

ROBERT P. MAYNARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert P. Maynard, 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 within named bargainor, and that he, as such Grantor, executed the foregoing instrument for the purposes therein contained, by signing his name hereto.

WITNESS my hand, at office, this 4th day of May, 2012.

Notary Public

My Commission Expires:

My Commission Expires May 8, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

AFFIANT

Subscribed and sworn to before me this
4th day of May, 2012.

Notary Public

My Commission Expires:
November 3, 2015

EMILY HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 3, 2015

EXHIBIT A

Legal Description – 617 Norris Avenue, Nashville, Tennessee

Being a tract of land located on the southerly side of Norris Avenue and westerly side of Armory Drive, in the 16th councilmanic district of Metropolitan Nashville and Davidson County, Tennessee, and also being known as Lot Nos. 53 and 54 of the Plan of Sidco, Section Three, of record in Plat Book 2663, page 41 Register's Office for Davidson County, Tennessee, and being more particularly described according to a ALTA/As-Built Survey, by Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor, Tennessee Registered Land Surveyor No. 1728, dated November 11, 2011 and updated April 26, 2012, as follows:

Beginning at the northwesterly corner of Lot 53;

1) thence South 88 deg 04' 14 sec East 204.60 feet to an iron pin;

2) thence South 03 deg 01 min 39 sec West 433.18 feet to an iron pin;

3) thence with a curve to the left having a radius of 577.48 feet a tangent of 24.61 feet and a length of 49.20 feet to an iron pin;

4) thence North 71 deg 02 min 16 sec West 62.91 feet to an iron pin;

5) thence with a curve to the left having a radius of 359.27 feet a tangent of 50/42 feet and a length of 100.18 feet to an iron pin;

6) thence North 03 deg 15 min 36 sec East 382.68 feet to the point of beginning (containing 82,575.79 square feet or 1.895 acre, more or less).

Being the same property conveyed to ROBERT P. MAYNARD AND JANE C. MAYNARD, HUSBAND AND WIFE, said Jane C. Maynard since having deceased, by deed from MILDRED ELIZABETH BOWNE SWAN, UNMARRIED, BEVERLY CAROL BOWNE LAWSON, A MARRIED PERSON, SANDRA LEE-BOWNE-CULBERSON, A MARRIED PERSON, of record in Book 10770, page 219, dated January 23, 1998, said Register's Office.

EXHIBIT B

1. Real property taxes for 2012, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 2663, page 41, said Register's Office.

3. Easement for the railroad of record in Book 2293, page 573, Book 2499, page 79 and Book 2499, page 86, said Register's Office.

4. Sewer Easement of record in Book 2707, page 619, said Register's Office.

5. Exceptions and reservations in favor of United States of America of record in Book 2152, page 347, said Register's Office.

6. Matters disclosed on ALTA/As-Built Survey, by Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor, Tennessee Registered Land Surveyor No. 1728, dated November 11, 2011 and updated April 26, 2012.