WARRANTY DEED

R-VRES-12-2206

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,256,000.00

MCD
Affiant

Subscribed and sworn to before me, this 24th DAY OF May, 2012.

Notary Public

MY COMMISSION EXPIRES: 2-20-14

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Village People, LLC	Village People, LLC	
2206 21st Ave. S & 2006 Ashwood Ave. (ADDRESS)	(NAME) 2206 21st Ave. S & 2006 Ashwood Ave. (ADDRESS)	104-16-55.00
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	104-16-56.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CIC FOUNDATION, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VILLAGE PEOPLE, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT I (2206 21ST AVENUE SOUTH) - LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 63 AND 64 AND THE SOUTHERLY 10 FEET OF A 12-FOOT ALLEY LYING BETWEEN LOTS 63 AND 62 (WHICH ALLEY WAS CLOSED BY THE ROAD COMMISSION OF DAVIDSON COUNTY, TENNESSEE, AS OF RECORD IN BOOK 388, PAGE 421, REGISTER'S OFFICE FOR SAID COUNTY) ON THE PLAN OF GEO. W. BLAIR'S REVISED SUBDIVISION OF BELMONT HEIGHTS, OF RECORD IN BOOK 332, PAGE 56, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT II (2006 ASHWOOD AVENUE) - LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 58, GEORGE W. BLAIR'S REVISED SUBDIVISION OF BELMONT HEIGHTS, RESUBDIVISION OF LOT NOS. 58 AND PART OF 59, OF RECORD IN PLAT BOOK 8250, PAGE 454, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM CREDIT BUREAU OF NASHVILLE, A TENNESSEE CORPORATION TO CIC FOUNDATION, INC. AS RECORDED ON THE 5TH DAY OF JANUARY, 2005 IN INSTRUMENT NO. 20050105-0001771 *AND GENERAL WARRANTY DEED FROM THE WOODMONT HILLS CHURCH OF CHRIST, FORMERLY KNOWN AS ASHWOOD CHURCH OF CHRIST TO CREDIT BUREAU OF NASHVILLE, A TENNESSEE CORPORATION AS RECORDED ON THE 12TH DAY OF AUGUST, 1994 IN DEED BOOK 9436, PAGE 47, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
1) 2012 PROPERTY TAXES WHICH HAVE BEEN PRORATED AND ASSUMED BY GRANTEE
2) MATTERS APPEARING IN PLAT BOOK 332, PAGE 56, PLAT BOOK 332, PAGE 117 AND PLAT BOOK 8250, PAGE 454, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
3) AGREEMENT OF RECORD IN BOOK 5712, PAGE 241, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
4) EASEMENT FOR USE OF AN ALLEY OF RECORD IN BOOK 5712, PAGE 243 AND BOOK 5752, PAGE 786, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
5) ALLEY CLOSURE OF RECORD IN BOOK 388, PAGE 421, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

*and corrected in Instrument No. 20120525-0045663

unimproved ( )

This is improved (X) property, known as 2206 21st Ave. S & 2006 Ashwood Ave., Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

BILL GARRETT, Davidson County
Trans: T20120038735 DEEDWARR
Recvd: 05/25/12 15:08 2 pgs
Fees: 13.00 Taxes: 8347.20

20120525-0045664

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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/our hand(s) this 24th day of May, 2012.

CIC Foundation, Inc.

BY: _____

Garry V. Forsythe, President

STATE OF Tennessee
COUNTY OF Davidson

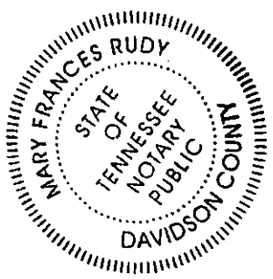
On this the 24th day of May, 2012, before me personally appeared Garry V. Forsythe, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of CIC Foundation, Inc., the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this the 24th day of May 2012.

_____

Notary Public

My Commission Expires: 5-20-14



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903