This Instrument Was Prepared By:
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1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

BILL GARRETT, Davidson County
Trans:T20120043874 DEEDWARRSP
Recvd: 06/14/12 09:40 5 pgs
Fees:28.00 Taxes:21645.00
20120614-0052048

Address New Owner(s):	**Send Tax Bills to:**	**Map and Parcel No.:**
RCP Harding, LLC 16 East 52nd Street 7th Floor New York, NY 10022-5306	RCP Harding, LLC 16 East 52nd Street 7th Floor New York, NY 10022-5306	Map: 133-16 Parcel: 210.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, 380 HARDING L.P., a Tennessee limited partnership, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to RCP HARDING, LLC, a Georgia limited liability company, (the "Grantee"), its successors and assigns, all of its right, title and interest in certain land in Davidson County, Tennessee described on Exhibit A attached hereto.

This is improved property known as 380 Harding Place, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, subject to those matters set forth on Exhibit B attached hereto, and has a good right to convey it. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it (except for those matters set forth on Exhibit B), but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of June, 2012.

380 HARDING L.P.

By: Freeman Webb Investments, Inc.
General Partner

By: _____
Its: President

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 Kent A. Burns, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of Freeman Webb Investments, Inc., the general partner of 380 HARDING, L.P., the within named bargainor, a partnership, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as President of Freeman Webb Investments, Inc., the general partner.

WITNESS my hand and official seal at office, this 5th day of June, 2012.

JACK F. KING, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary Public
My commission expires: 5/3/2016

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $5,850,000.

Affiant, President

Subscribed and sworn to before me this 5th day of June, 2012.

JACK F. KING, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary Public
My Commission Expires: 5/3/2016

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 2, a Resubdivision of Section One, Barcelona Apartments, of record in Book 5200, page 410, Register's Office for Davidson County, Tennessee, described more particularly according to a survey prepared by Patrick S. Coode, RLS #855, John Kohl and Company, P.C., dated June 30, 2003, File No. 52786-382.

Beginning at an iron pin in the northerly right of way of Harding Place, said iron pin being north of and 60 feet from the centerline of said Harding Place, and being the southwest corner of the herein described Lot 2 and the southeast corner of Tanglewood Hills as recorded in Book 5200, page 25, Register's Office for Davidson County, Tennessee and proceeding as follows:

With the easterly line of Tanglewood Hills, N 14 deg. 55 min. 35 sec. W, 580.36 feet;

Thence N 14 deg. 45 min. 00 sec. W, 729.80 feet;

Thence N 15 deg. 57 min. 30 sec. W, 180.91 feet to a concrete monument;

Thence N 43 deg. 24 min. 26 sec. W, 461.95 feet;

Thence N 33 deg. 38 min. 37 sec. E, 25.31 feet;

Thence S 42 deg. 03 min. 23 sec. E, 92.28 feet;

Thence S 42 deg. 50 min. 23 sec. E, 379.94 feet;

Thence S 20 deg. 48 min. 23 sec. E, 216.70 feet;

Thence S 55 deg. 05 min. 23 sec. E, 150.03 feet;

Thence N 86 deg. 26 min. 37 sec. E, 34.39 feet to a point in the westerly right of way of Dolphin Drive;

Thence with a curve to the left having a radius of 235.98 feet, a chord bearing of S 10 deg. 21 min. 27 sec. E, an arc length of 81.70 feet;

Thence N 86 deg. 26 min. 37 sec. E, 74.60 feet;

Thence S 33 deg. 05 min. 23 sec. E, 21.42 feet;

Thence S 35 deg. 52 min. 23 sec. E, 95.07 feet;

Thence S 39 deg. 01 min. 23 sec. E, 48.00 feet to an iron pin;

Thence S 47 deg. 34 min. 12 sec. W, 69.98 feet to a P.K. nail in asphalt;

Thence S 51 deg. 54 min. 20 sec. E, 110.03 feet to a P.K. nail in asphalt;

Thence S 38 deg. 42 min. 15 sec. W, 112.11 feet to an iron pin;

Thence S 51 deg. 49 min. 17 sec. E, 377.83 feet to an iron pin;

Thence S 38 deg. 28 min. 02 sec. W, 57.97 feet to an iron pin;

Thence S 47 deg. 25 min. 25 sec. E, 344.69 feet to an iron pin;

Thence S 65 deg. 35 min. 17 sec. W, 584.44 feet to the point of beginning.

Being the same property conveyed to 380 Harding, L.P., a limited partnership, by Special Warranty Deed of record in Book 8461, page 793, Register's Office for Davidson County, Tennessee.

Together with all the right title and interest in the easements and covenants contained in the Declaration of Mutual Reciprocal Easements of record in Book 5868, page 422, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Declaration of Mutual Reciprocal Easement of record as Instrument No. 20030624-0086638, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for 2012, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 5200, page 410, Register's Office for Davidson County, Tennessee.

3. Declaration of Mutual Reciprocal Easements of record in Book 5868, page 422, as amended in Instrument No. 20030624-0086638, Register's Office for Davidson County, Tennessee.