Limited Warranty Deed

THIS INSTRUMENT PREPARED BY:
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BILL GARRETT, Davidson County
Trans:T20120043851 DEEDWARR
Recvd: 06/14/12 09:11 6 pgs
Fees:33.00 Taxes:27750.00
20120614-0052067

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, For this transfer is Seven Million Five Hundred Thousand Dollars ($7,500,000.00)

Affiant

CRYSTAL ANN SANTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 7, 2014

Subscribed and sworn to me this 12th day of June, 2012

Notary Public

My Commission Expires:
7-7-2014

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO.
Highmark Terrace Park, L.P. 144 Second Avenue N, Suite 300 Nashville, Tennessee 37201 Attn: Robert S. King	Highmark Terrace Park, L.P. 144 Second Avenue N, Suite 300 Nashville, Tennessee 37201 Attn: Robert S. King	Map 108-00-0 Parcel 244.00

ADDRESS OF PROPERTY:

3110 Elm Hill Pike, Nashville, Tennessee 37214

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Terrace Park Limited Partnership, an Ohio limited partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Highmark Terrace Park, L.P., a Tennessee limited partnership ("Grantee"), the representatives, successors and assigns of Grantee, certain real property in Davidson County,

Tennessee, described as follows, to-wit, together with all improvements, buildings and structures located thereon:

LAND DESCRIBED ON EXHIBIT A HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the said real property together with all estate, title, interest, appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, the heirs, representatives, successors and assigns of Grantee, forever. Said real property is conveyed subject to those limitations, restrictions and encumbrances of record as may affect the premises, all of which are more particularly described on Exhibit B attached hereto. Grantor hereby covenants with Grantee that said real property is free from all encumbrances except those encumbrances of record described on Exhibit B attached hereto.

Grantor warrants that it is lawfully seized and possessed of the Property, has a right to convey the Property, and will, subject to the encumbrances of record described on Exhibit B attached hereto, warrant and forever defend the right and title to the real property unto Grantee against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise. All exhibits referred to herein are attached hereto and incorporated herein by reference. 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.

Note: The legal description contained herein is based upon information provided to the preparer of this instrument and the preparer has not conducted any examination of the condition of title to the real property described herein.

IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be executed on the 11 day of June, 2012.

GRANTOR:

Terrace Park Limited Partnership, an Ohio limited partnership

By: MBS GP 92, L.L.C., a Delaware limited liability company, its general partner

By: MUDCO 4, INC., a Missouri corporation, Sole Member

By: _____

Name: Hillary B. Zimmerman

Title: Vice President

STATE OF MISSOURI)
COUNTY OF ST LOUIS)

Before me, Tunderleah Walker, a Notary Public in and for the County and State aforesaid, personally appeared Hillary B. Zimmerman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged him/her self to be the Vice President of MUDCO 4, INC., a Missouri corporation, the Sole Member of MBS GP 92, L.L.C., a Delaware limited liability company, the general partner of Terrace Park Limited Partnership, an Ohio limited partnership, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such Vice President.

WITNESS my hand and seal at office in Nashville, Tennessee, this 14th day of June, 2012.

Tunderleah Walker
Notary Public

My commission expires:

3/7/16

TUNDERLEAH WALKER
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis City
My Commission Expires: March 07, 2016
Commission Number: 12414868

(SEAL)

EXHIBIT "A" TO LIMITED WARRANTY DEED
LEGAL DESCRIPTION OF PROPERTY

LAND lying in the Second Civil District of Davidson County, Tennessee, located on the North side of Elm Hill Pike, one-half mile more or less East of Interstate 40 and being more particularly described as follows:

BEING Lot No. 1 on a survey entitled "Second Revision, Boundary and Subdivision Plat, Larchwood Planned Unit Development, Blackwood Drive", prepared by William C. Cockrill, R.L.S., Tennessee #1401, of Crawford Land Surveyors, P.C., dated October 17, 1994, recorded in Plat Book 7900, page 847, Register's Office for Davidson County, Tennessee, said Lot 1 being more particularly described as follows:

BEGINNING at a new iron rod lying on the northerly margin of Elm Hill Pike (an 80-foot right-of-way); said iron rod being the southeast corner of David Foltz of record in Book 6208, page 406, Register's Office for Davidson County, Tennessee;

THENCE with said Foltz's easterly line, North 06° 13' 43" East, 184.98 feet, to an old iron rod, being the southeasterly corner of Patio Villa, Section Three, of record in Plat Book 5200, page 495, Register's Office for Davidson County, Tennessee;

THENCE with said Patio Villa, Section Three, easterly line, North 06° 14' 51" East, 481.18 feet to a new iron rod;

THENCE with said Patio Villa, Section Three, and Patio Villa, Section Six, of record in Plat Book 6250, page 489, Register's Office for Davidson County, Tennessee, easterly line North 06° 51' 42" East, 812.72 feet to an old iron rod;

THENCE continuing with said Patio Villa, Section Six, easterly line, North 07° 28' 40" East, 90.04 feet to a new iron rod;

THENCE leaving the aforementioned easterly line of Patio Villa, Section Six, with the southerly line of James M. Fisher, of record in Deed Book 6435, page 189, South 83° 38' 41" East, 163.30 feet to a new chiseled "X" in rock; thence North 68° 28' 28" East, 130.03 feet to a new iron rod; thence South 21° 31' 32" East, 464.60 feet to a new iron rod; thence with a curve to the left having a central angle of 61° 00' 00", a radius of 400.00 feet, an arc length of 425.86 feet, and a chord bearing and distance of South 52° 01' 32" East, 406.03 feet to a new iron rod;

THENCE South 82° 31' 18" East, 168.36 feet to a new iron rod lying on the westerly line of Willie Jane Williams of record in Deed Book 4618, page 34, Register's Office for Davidson County, Tennessee;

THENCE with said westerly line of Willie Jane Williams, South 06° 45' 34" West, 135.00 feet to an old iron rod lying on the northerly line of Gerre Goss White of record in Deed Book 6064, page 543, Register's Office for Davidson County, Tennessee;

THENCE with Gerre Goss White, North 83° 39' 31" West, 666.54 feet to an old concrete monument;

THENCE South 06° 26' 57" West, 832.87 feet to a new iron rod lying on the aforementioned northerly margin of Elm Hill Pike;

THENCE leaving said Gerre Goss White with said northerly margin of Elm Hill Pike North 89° 21' 01" West, 350.09 feet, to the point of beginning, said land containing 16.35 acres, more or less.

THE foregoing description was taken from a survey dated October 28, 1994, last revised November 22, 1994 prepared by James M. Overfelt, R.L.S., Tennessee #1634, of Gresham, Smith and Partners whose address is 3310 West End Avenue, Nashville, Tennessee 37203.

BEING the same property conveyed to Terrace Park Limited Partnership, an Ohio limited partnership, by Deed of Record in Book 9528, page 593, re-recorded in Book 9529, page 95, Register's Office for Davidson County, Tennessee, dated November 23, 1994.

EXHIBIT "B" TO LIMITED WARRANTY DEED
PERMITTED EXCEPTIONS

1. Easement and Right of Entry Agreement of record in Book 10046, Page 770, in the Register's Office for Davidson County, Tennessee.

2. Declaration of Land Use Restrictive Covenants for Low Income Housing Tax Credits of record in Book 10163, Page 946, in the Register's Office for Davidson County, Tennessee.

3. Declaration of Land Use Restrictive Covenants for Low Income Housing Tax Credits of record in Book 10163, Page 953, in the Register's Office for Davidson County, Tennessee.

4. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 847, Register's Office for Davidson County, Tennessee.

5. Right of Way Deed and Easements of record in Book 8239, Page 519, in the Register's Office for Davidson County, Tennessee.