BILL GARRETT, Davidson County
Trans:T20120052295 DEEDWARR
Recvd: 07/16/12 15:13 6 pgs
Fees:33.00 Taxes:2960.00
20120716-0062493

This Instrument Prepared By:
Lillian R. Gilmer
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

GENERAL WARRANTY DEED

From: 800 MAIN DEVELOPMENT PARTNERS, LLC, a Tennessee limited liability company, Grantor

To: EAST NASHVILLEPROPERTIES, L.P. a Tennessee limited partnership, Grantee

Map-Parcel Number:

Portion of Tax Parcel No. 08216001800

Address New Owner(s):

East NashvilleProperties, L.P.
3383 Old Getwell Road
Memphis, TN 38118

Name and Address of Entity Responsible for Payment of Real Property Taxes:

East NashvilleProperties, L.P.
3383 Old Getwell Road
Memphis, TN 38118

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Eight Hundred Thousand and No/100 Dollars ($800,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 11th day of June, 2012.

Notary Public

My Commission Expires:

JENNIFER S. GHANEM
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires January 6, 2014

FOR AND IN CONSIDERATION OF the sum of Eight Hundred Thousand and No/100 Dollars ($800,000.00), the receipt and sufficiency of which are hereby acknowledged, 800 MAIN DEVELOPMENT PARTNERS, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto EAST NASHVILLEPROPERTIES, L.P. a Tennessee limited partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property located at 715 Woodland Street, Nashville, TN 37206.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

[Signature appears on the following page]

Witness my hand this 29 day of June, 2012.

800 MAIN DEVELOPMENT PARTNERS, LLC, a Tennessee limited liability company

By: _____

Print Name: Adam Leibowitz

Title: President

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me Jennifer S. Ghanem, a Notary Public in and for the State and County, aforementioned, personally appeared Adam Leibowitz, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of 800 MAIN DEVELOPMENT PARTNERS, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his/her name as such officer of said limited liability company.

WITNESS my hand and official seal at office at Nashville, Tennessee, on this the 29th day of June, 2012.

_____

Notary Public

My Commission Expires: _____

JENNIFER S. GHANEM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

EXHIBIT "A"

The land referred to in this Policy is located in the County of Davidson, State of Tennessee, described as follows:

TRACT I:

BEING located in the 6th Councilmanic District of Davidson County, Tennessee, being located north of the Woodland Street and South 8th Street intersection and being a portion of the 800 Main Development Partners, LLC Property as recorded in Instrument #20110505-0034573 in the Register's Office of Davidson County, Tennessee, also being all of Lots 11,12,13,14 and 15 of the Hobson and Wheless 2nd Addition Edgefield as recorded in Deed Book 21, Page 21 the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a new iron pin monument in the northerly right-of-way of Woodland Street, said monument also being a closed portion of South 8th Street right-of-way (Metro Bill 66-855 and 68-412);

Thence leaving said closed portion of South 8th Street right-of-way and continuing along with the northerly right-of-way of Woodland Street and southerly lines of Lots 11 through 15 of the Hobson and Wheless 2nd Addition Edgefield, S 65° 06' 41" W a distance of 250.00' to an existing masonry nail, said monument being the southeasterly corner common to the Alice M. Smith and James M. Smith Trust Property as recorded in Instrument #20080618-0062600 in the Register's Office of Davidson County, Tennessee.

Thence leaving said northerly right-of-way of Woodland Street and continuing along with the easterly line of said Alice M. Smith and James M. Smith Trust Property and westerly line of Lot 15 of the Hobson and Wheless 2nd Addition Edgefield. N 24° 53' 19" W a distance of 170.00' to a new iron pin monument, said monument being a point in the southerly right-of-way of Public Alley #258;

Thence leaving said easterly line of said Alice M. Smith and James M. Smith Trust Property and continuing along with the southerly right-of-way of Public Alley #258 and northerly lines of Lots 11 through 15 of the Hobson and Wheless 2nd Addition Edgefield, N 65 °06 '41" E a distance of 250.00' to a new iron pin monument, said monument being a closed portion of South 8th Street;

Thence leaving said southerly right-of-way of Public Alley #258 and continuing along with a new severance line across the closed portion of South 8th Street, S 24° 53' 19" E a distance of 170.00' to a new iron pin monument, which is the point of beginning, having an area of 42,500 square feet, 0.98 acres more or less.

All bearings based on Tennessee State Plane (NAD 83).

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated June 29, 2012.

Being part of the same property conveyed to DOUBLE A DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from 800 MAIN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20080506-0046788, dated May 5, 2008, said Register's Office. Being further conveyed to 800 MAIN DEVELOPMENT PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed from DOUBLE A DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20110505-0034573, dated May 3, 2011, said Register's Office.

Together with an Easement Agreement for Ingress, Egress and Access between East NashvilleProperties, L.P., a Tennessee limited partnership, and 800 Main Development Partners, LLC, a Tennessee limited liability company, dated July 2, 2012 and recorded in Register's Office of Davidson County, Tennessee, as Instrument No. 20120716-0062495

EXHIBIT B

ENCUMBRANCES

1. Taxes and assessments for the year 2012 and subsequent years, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Book 21, Page 21, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in instrument of record in Book 4220, Page 432, said Register's Office.

4. Easement retained in Ordinance No. 66-855 filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

5. Easement retained in Ordinance No. 68-412 filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

6. All matters shown on the plat of survey of Brian M. Reifschneider, Tenn. RLS No. 2487, with Blue Ridge Surveying, Inc., dated June 21st, 2012.