BILL GARRETT, Davidson County
Trans:T20120052747 DEEDWARRSP
Recvd: 07/18/12 09:02 5 pgs
Fees:28.00 Taxes:10175.00
20120718-0063007

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Box 14A
23891-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Pinnacle 4th and Peabody, LLC 211 N. First Street Nashville, TN 37213	New Owner	Map 093-10 Parcels 328 & 333

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations; the receipt of which is hereby acknowledged, the undersigned, HEARING BRIDGES (formerly known as League for the Deaf and Hard of Hearing and also formerly known as League for the Hearing Impaired, Inc.), a Tennessee non-profit corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PINNACLE 4TH AND PEABODY, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and/or assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to League For The Hearing Impaired, a Tennessee corporation, (n/k/a Hearing Bridges) by Warranty Deed dated May 29, 1998, from Arnold H. Pittman and wife, Deborah N. Pittman of record in Book 10953, Page 357, Register's Office for Davidson County, Tennessee; and

Being the same property conveyed to League for Hearing Impaired, Inc. (n/k/a Hearing Bridges) by Warranty Deed dated April 7, 2000, from Allen W. Eatherly and wife, Pat S. Eatherly of record as Instrument No. 20000410-0035676, Register's Office for Davidson County, Tennessee.

This improved commercial property is also known as 415 4th Avenue South and 422 5th Avenue South, Nashville, Tennessee, 37201.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "B"; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons claiming by, through, or under the said Grantor..

IN WITNESS WHEREOF, the Grantor has executed this instrument this 17th day of July, 2012.

HEARING BRIDGES
a Tennessee non-profit corporation

By: Sallie Hussey, President & CEO
Sallie Hussey, President & CEO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sallie Hussey, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the President & CEO of Hearing Bridges, a Tennessee non-profit corporation, the within named bargainor, and that she as such President & CEO being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as President & CEO.

WITNESS my hand, at office this 17th day of July, 2012.

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public
My Commission Expires: 2/24/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,750,000.00.

Affiant

Subscribed and sworn to before me this 17th day of July, 2012.

Susan E. Goble
Notary Public
My Commission Expires: January 26, 2015

SUSAN E. GOBLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Exhibit "A"

Tract I

A tract of land in the 19TH Councilman District of Metropolitan Nashville, Davidson County, Tennessee, being a part of Lot No. 40 as shown on the First Plan of Subdivision Academy (not of record) and being more particularly described as follows:

Beginning at an existing nail in concrete sidewalk at the intersection of the westerly right-of-way line of Fourth Avenue South and the northerly right-of-way line of Peabody Street; thence

1. With the northerly right-of-way line of Peabody Street, South 62°32'06" West, a distance of 173.24 feet to a chiseled mark in concrete sidewalk at the intersection of said northerly right-of-way line and the easterly right-of-way line of a Public Alley No. 68; thence

2. With the easterly right-of-way line of the said Public Alley No. 68, North 28°03'46" West, a distance of 152.59 feet to an existing P.K. nail in asphalt at the southwesterly property corner of Tract No. 2 as deeded to Nashville Symphony Association, a Tennessee non-profit corporation, of record as Instrument No. 20040211-0016725, Register's Office for Davidson County, Tennessee; thence

3. Leaving said right-of-way, with the southerly property line of Tract No. 2 of the Nashville Symphony Association property, North 62°41'09" East, a distance of 174.54 feet to an existing iron pin in the westerly right-of-way line of Fourth Avenue South; thence

4. With the westerly right-of-way line of Fourth Avenue South, South 27°34'24" East, a distance of 152.13 feet to the POINT OF BEGINNING and containing 26,493 feet or 0.608 of an acre, more or less, as calculated by the above.

Being improved commercial property known as 415 Fourth Avenue South, Nashville, Tennessee, 37201. Map 093-10-0, Parcel 333.00.

Being the same property conveyed to League For The Hearing Impaired, a Tennessee corporation, (n/k/a Hearing Bridges) by Warranty Deed dated May 29, 1998, from Arnold H. Pittman and wife, Deborah N. Pittman of record in Book 10953, Page 357, Register's Office for Davidson County, Tennessee.

Tract Two:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of W.W. Sullivan's Subdivision of Lot No. 50 and part of Lot No. 49 of the Davidson Academy Property, as of record in Minute Book "G", Page 152, County Court for Davidson County, Tennessee and more particularly described according to survey as follows:

Beginning at a chiseled hole in concrete, said point is the intersection of the easterly right-of-way of 5th Avenue South, with the northerly right-of-way of Peabody Street; thence along the right of way margin of 5th Avenue South, North 27°56'42" West, a distance of 60.00 feet to an iron pipe; thence leaving said right-of-way North 62°32'06" East, a distance of 170.00 feet to an iron rod in the westerly margin of an alley; thence with said margin South 27°56'43" East, a distance of 60.00 feet to the northerly right-of-way margin of Peabody Street; thence with said right-of-way South 62°32'06" West, a distance of 170.00 feet to the POINT OF BEGINNING, said lot containing 0.23 of an acre, more or less.

Being improved commercial property known as 422 Fifth Avenue South, Nashville, Tennessee 37201. Map 093-10-0, Parcel 328.00

Being the same property conveyed to League for Hearing Impaired, Inc. (n/k/a Hearing Bridges) by Warranty Deed dated April 7, 2000, from Allen W. Eatherly and wife, Pat S. Eatherly of record as Instrument No. 20000410-0035676, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Encumbrances

1. Taxes for the year 2012 and subsequent years, not yet due and payable. Map 093-10, Parcels 328 and 333.

2. The following matters depicted on the survey by Delle Land Surveying dated March 19, 2012, signed by Steven D. Delle, Tennessee R.L.S. No. 1710, last revised April 27, 2012: (a) All matters shown on the Old Republic National Title Insurance Company Commitment #23891-1, dated March 23, 2012, are as shown on the survey herein; and (b) subject property contains 36,692.72 square feet or 0.84 acres of land

3. Restrictive Covenants running with the land of The Metropolitan Development and Housing Agency in the Capitol Mall Redevelopment Project in Book 7423, Page 374, as amended in Book 9208, Page 613, as further amended in Book 10512, Page 464, further amended as Instrument No. 20020626-0076795, and further amended as Instrument No. 20050124-0008719, Register's Office for Davidson County, Tennessee.