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:T20120056688 DEEDWARR
Recvd: 08/01/12 13:58 5 pgs
Fees:28.00 Taxes:777.00
20120801-0068009

Address New Owner(s):	Send Tax Bills to	Tax Information:
North Charlotte Avenue Holdings, LLC c/o The Northwestern Mutual Life Insurance Company 720 East Wisconsin Avenue N16 Milwaukee, WI 53202	North Charlotte Avenue Holdings, LLC c/o The Northwestern Mutual Life Insurance Company 720 East Wisconsin Avenue N16 Milwaukee, WI 53202	Map: 92-08 Parcel: 261

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, DAVID G. PATTERSON ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to NORTH CHARLOTTE AVENUE HOLDINGS, LLC, a Tennessee limited liability company, ("Grantee"), its successors, heirs and assigns, all those tracts or parcels of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved land located at 430 George L. Davis Boulevard, Nashville, TN 37203.

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

AND Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for matters set forth on Exhibit "B". Grantor further covenants and bind himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons.

Not the usual place of residence of the Grantor or Grantor's spouse.

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 1st day of August, 2012.

DAVID G. PATTERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jean P. Shearer, a Notary Public in and for said County and state, duly commissioned and qualified, DAVID G. PATTERSON, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 1st day of August, 2012.

JEAN P. SHEARER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Jean P. Shearer
Notary Public

My commission expires: 9-8-2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me,
this 1st day of August, 2012.

Jean P. Shearer
Notary Public
My Commission Expires: 9-8-2013

JEAN P. SHEARER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

PROPERTY DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee also being parts of Lots 6, 7 and 8 and part of a closed alley on Vance and Woodmansee's Subdivision of Lots 150, 151, 152 and 153 on the Plan of Samuel Watkins Property of record in Plat Book 57, page 29 at the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing chiseled "X" on the southerly right-of-way line of Nelson Merry Street, 50 feet in width, at a corner common with the property conveyed to North Charlotte Avenue Holdings, LLC of record in Instrument Number 20080118-0005919 (Parcel 25);

Thence leaving the southerly right-of-way line of Nelson Merry Street with a line common with said North Charlotte Avenue Holdings, for the following two calls: 1) South 28° 28' 20" East 90.17 feet to an existing PK nail; 2) South 62° 37' 34" West 87.16 feet to an existing iron rod on the easterly right-of-way line of George L. Davis Boulevard or Interstate 40;

Thence, with the easterly right-of-way line of Interstate 40 for the following two calls: 1) North 02° 35' 00" West 23.33 feet to an iron rod set, 2) with a curve to the left having a radius of 2900.79 feet, a curve length of 66.61 feet and a chord bearing and distance of North 03° 14' 28" West 66.61 feet to a PK nail set at the beginning of a radius return to Nelson Merry Street;

Thence with a curve to the right having a radius of 15.00 feet, a curve length of 17.78 feet and a chord bearing and distance of North 30° 03' 38" East 16.76 feet to a "X" chiseled in concrete (new);

Thence with the southerly right-of-way line of Nelson Merry Street, North 64° 01' 13" East, 34.31 feet to the point of beginning, containing 5,934 square feet or 0.0136 acres more or less.

Being Tracts 1 and 2 conveyed to David G. Patterson by deed of record in Book 8650, page 521, Register's Office for Davidson County, Tennessee, combined with part of Alley Number 559 closed by Council Bill 75-1267.

PERMITTED EXCEPTIONS

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

2. All matters shown on the plat of record in Plat Book 57, page 13, and Plat Book 57, page 29, Register's Office for Davidson County, Tennessee.

3. Rights of tenants under any unrecorded leases.

4. Lack of access to and from a controlled access highway, I-40/I-65.