STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater or this transfer is $1,450,000.00.

Affiant

Subscribed and sworn to before me this 6th day of August, 2012.

Notary Public

My Commission Expires: 11-3-2015

File No. CH12-3690D

BILL GARRETT, Davidson County
Trans:T20120058564 DEEDWARRSP
Recvd: 08/07/12 15:18 4 pgs
Fees:23.00 Taxes:5365.00
20120807-0070423

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
305 Jefferson, LLC (NAME) 227 S. Main St., Suite 300 (STREET ADDRESS) South Bend, IN 46601-2124 (CITY) (STATE) (ZIP)	(NAME) (STREET ADDRESS) (CITY) (STATE) (ZIP)	82-13-317; 82-13-348 And 82-13-316

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Cresent Enterprises, Inc.** ("Grantor"), has bargained and sold, and by these present does transfer, convey and specially warrant unto **305 Jefferson, LLC** ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

305 Jefferson Street, Nashville, Tennessee 37208

Tract No. 1: Being all of Lot No. 3 and the northerly five (5) feet of Lot No. 2 in the subdivision of Lot No. 29 of Balch and Whiteside's Addition to Nashville, Tennessee, a plan of which subdivision is on record on Page 324, on Minute Book "H", in the County Court of Davidson County, Tennessee, said parcel of land being more particularly described as follows:

Beginning at the intersection of the westerly line of College Street with the southerly line of Jefferson Street and running thence southerly with the westerly line of College Street fifty (50) feet; thence at right angles to College Street, westerly one hundred and eighty- one (181) feet to the easterly line of Lot No. 4 in said subdivision; thence at right angles northerly with the said easterly line of said Lot No. 4 to Jefferson Street, and thence easterly with the southerly line of Jefferson Street to the beginning corner.

Tract No. 2: Land in Davidson County, Tennessee, being the southerly 45 feet of No. 2 on the Plan of the Subdivision of Lot No. 29, Balch and Whiteside's Addition to Nashville, as of record in Minute Book "H", Page 324, County Court of Davidson County, Tennessee, and more particularly described as follows:

Beginning on the westerly margin of 3rd Avenue North, formerly College Street, at the corner of Lot Nos. 1 and 2, formerly Robert Thompson's northeast corner; thence with the line between said two lots, westerly 181 feet to the easterly line of Lot No. 4, formerly owned by Corbett; thence with said line, northerly 45 feet then parallel with the 1st line, easterly 181 feet to the westerly margin of said Avenue; thence with said Avenue, southerly 45 feet to the beginning.

Tract No. 3: Being Lot No. 1 in the Subdivision of Lot No. 29 of Balch and Whiteside's Addition to Nashville, a plan of which is of record in Minute Book "H", Page 324, in the County Court of Davidson County, Tennessee. Said Lot No. 1 fronts 50 on the westerly side of 3rd Avenue North, formerly College Street, and runs back between parallel lines 181 feet to the easterly line of Lot No. 4 on said plan.

Excluded from the foregoing description is the following tract of land conveyed by Cresent Enterprises, Inc., to the Metropolitan Government of Nashville and Davidson County, by deed of record on Book 8266, Page 735, Register's Office for Davidson County, Tennessee.

Beginning at a point in the existing southeast margin of Jefferson Street, said point being 57.85 feet right of Jefferson Street proposed centerline station 13+75; thence with said existing margin easterly 27 feet, more or less to a point; thence with the existing west margin of 3rd Avenue North southerly 145 feet, more or less to a point; thence with the southeast boundary of this property S 62° 55' 08" W 6 feet, more or less to a point; thence with the proposed west margin of 3rd Avenue North, N 27° 12' 39" W 129.75 feet to a point; thence with the proposed south margin of Jefferson Street N 78° 54' 05" W, 24.67 feet to the point of beginning and containing 1,061 square feet, more or less.

BEING a portion of the same property conveyed to Cresent Enterprises, Inc. from Alan Berry and wife, Carrie Sue Berry; and Damon L. Crabtree and wife, Robbie C. Crabtree, by Deed dated June 18, 1986, and recorded on June 18, 1986, in Book 6890, Page 946, Register's Office for Davidson County, Tennessee.

1000 3rd Avenue North, Nashville, Tennessee 37201

Being a parcel of land in Nashville, First Civil District, Twentieth Councilmatic District, Davidson County, Tennessee, located in the northeasterly quadrant of the intersection of Jackson Street and Third Avenue North, being a part of Lot Nos. 1, 2 and 3 as shown on the Plan of Subdivision of Lot No. 27, Balch and Whiteside's Addition to Nashville, as of record in Minute Book "H", Page 324, R.O.D.C., Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the easterly right-of-way line of Third Avenue North, as widened, said iron pin being N 27° 12' 39" W, 200.00 feet from the centerline of Jackson Street; Thence, leaving said right-of-way line with the southerly line of property conveyed to H.G. Hill Realty Company, by deed of record in Book 752, Page 528, R.O.D.C., Tennessee; N 62° 38' 27" E, 130.27 feet to an iron pin in the westerly line of property conveyed to Harold Korman et al., by deed of record in Book 4506, Page 441, R.O.D.C., Tennessee; Thence, with said line and the westerly line of property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 8385, Page 224, R.O.D.C., Tennessee; S 27° 12' 39" E, 161.77 feet to an iron pin in the northerly right-of-way line of Jackson Street; Thence, with said right-of-way line with a curve to the right 205.33 feet to an iron pin in the easterly right-of-way line of Third Avenue North said curve having a central angle of 89° 27' 49", a radius of 131.50 feet, a tangent of 130.27 feet and a chord of N 71° 56' 33" W, 185.10 feet; Thence, with said right-of-way line N 27° 12' 39" W, 29.94 feet to an iron pin at the point of beginning, containing 17,342 square feet or 0.40 acres, more or less.

BEING the same property conveyed to Cresent Enterprises, Inc. from Julius Doochin, Joe Doochin, Robert Doochin, individually and as Trustee, Michael Doochin, Teri Doochin Wolf (now Teri Doochin Kasselberg), Lawrence Doochin and Dianne S. Doochin, as Trustee for Adam E. Doochin, by Warranty Deed dated March 14, 1996, and recorded on March 14, 1996, in Book 9979, Page 632, Register's Office for Davidson County, Tennessee.

1009 3rd Avenue North, Nashville, Tennessee 37201

Being a parcel of land in Nashville, First Civil District, Twentieth Councilmatic District, Davidson County, Tennessee, located on the westerly side of Third Avenue North between Jackson Street and Jefferson Street, being Lots 2, 3 and 4 of Lot No. 30, Balch and Whiteside's Addition to Nashville, not of record, and being more particularly described as follows:

Beginning at an iron pin in the westerly right-of-way line of Third Avenue North, said iron pin being N 27° 12' 39" W, 51.19 feet from the northerly right-of-way line of Jackson Street; Thence, leaving said right-of-way line with the northerly line of property conveyed to William L. Taylor et ux, by deed of record in Book 5530, Page 705, R.O.D.C., Tennessee; S 62° 25' 19" W, 173.33 feet to an iron pin in the easterly right-of-way line of Alley No. 201; Thence, with said right-of-way line, the following calls: N 26° 57' 01" W, 45.90 feet to an iron pin; N 27° 03' 26" W, 125.23 feet to a P.K. nail; Thence, leaving said alley with the southerly line of Cresent Furniture, Inc., as of record in Book 6890, Page 946, R.O.D.C., Tennessee; N 62° 47' 21" E, 172.78 feet to a P.K. nail in the westerly right-of-way line of Third Avenue North; Thence, with

said westerly right-of-way line of Third Avenue North, S 27° 12' 39" E, 170.01 feet to an iron pin at the point of beginning, containing 29.511 square feet or 0.68 acres, more or less.

BEING the same property conveyed to Cresent Enterprises, Inc. from Julius Doochin, Joe Doochin, Robert Doochin, individually and as Trustee, Michael Doochin, Teri Doochin Wolf (now Teri Doochin Kasselberg), Lawrence Doochin and Dianne S. Doochin, as Trustee for Adam E. Doochin, by Warranty Deed dated March 14, 1996, and recorded on March 14, 1996, in Book 9979, Page 632, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Agreement as recorded in Book 8416, page 355, Register's Office for Davidson County, Tennessee.
2. Selloff to Metropolitan Government of Nashville and Davidson County, Tennessee as recorded in Book 8266, page 735, Register's Office for Davidson County, Tennessee.
3. Sewer Easement and possibly alley on west end of tracts as recorded in Book 6890, page 267, Register's Office for Davidson County, Tennessee.
4. Easement, notes and other matters shown on the Plat of Balch and Whiteside's Addition to Nashville, of record in Minute Book H, Page 324, Davidson County Court Clerk's Office (Davidson County, Tracts A, B and C).
5. Easements for utilities serving the subject property (Davidson County, Tracts A, B and C).
6. Right of Way Deed as recorded in Book 8360, Page 938, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deeds of record.
The 2011 taxes have been paid by the Grantor. The current year's taxes have been prorated between the Grantor and Grantee. Any future taxes will be assumed by the Grantee herein.

This is improved property known as 305 Jefferson Street; 1009 3rd Avenue N.; and 1000 3rd Avenue N., Nashville, TN.

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

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this the 6th day of August, 2012.

Cresent Enterprises, Inc.

By: Dennis L. Condra, President

STATE OF Tennessee
COUNTY OF Sumner }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Dennis L. Condra for Cresent Enterprises, Inc., with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the President of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of August, 2012.

My Commission Expires: 9/1/14

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066