THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF DAVIDSON
Mudter & Patterson 2000 Richard Jones Road, Suite 110 Nashville, Tennessee 37215 FTEC File No. 30536	The actual consideration or value, whichever is greater, for this transfer is: $1,225,000.00. Affiant Subscribed and sworn to before me this 7th day of August, 2012. Notary Public My Commission Expires:
Record & Return To: First Title and Escrow Company, Inc. 2000 Richard Jones Road, Suite 110 Nashville, TN 37215 File Box 9B	

KELLY E. BACON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JUL 8, 2014

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
400 Fatherland, LLC c/o Chris McCarty P.O. Box 128345 Nashville, TN 37212	400 Fatherland, LLC c/o Chris McCarty P.O. Box 128345 Nashville, TN 37212	Map/Parcel 093 03 0 081.00

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, New Edition Community Apartments Housing Cooperative, Inc., a Tennessee non-profit corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to 400 Fatherland, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property known as 305 South Fourth Street, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120059250 DEEDWARRSP
Recvd: 08/09/12 13:01 3 pgs
Fees:18.00 Taxes:4532.50
20120809-0071183

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized agent, on this 7th day of August, 2012.

New Edition Community Apartments Housing Cooperative, Inc., a Tennessee non-profit corporation

By: John DeGraphenreed, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named John DeGraphenreed, the bargainor, 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 and who further acknowledged that he is the authorized agent of New Edition Community Apartments Housing Cooperative, Inc., a Tennessee non-profit corporation, the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 7th day of August, 2012

Notary Public

My Commission Expires:

GEORGE E. MUDTER JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

Exhibit "A"

Land in Davidson County, Tennessee, being Lot Nos. 1, 2, 3, 4, 5, 6, 11, and 12 and three lots without numbers (shown as Lot No. 13) and parts of Lot Nos. 7, 8, 9, and 10 on the Plan of Subdivision of Colonel W.B.A. Ramsey's homestead called "Boscobel" as of record in Plan Book 2, page 25, Chancery Court at Nashville, and part of Lot No. D on the Plan of Dr. John Shelby's 2nd Addition to Edgefield, now East Nashville, as of record in Book 14, page 179 and 180, Register's Office for Davidson County, Tennessee, and parts of City Alley Nos. 262 and 263-1/4, closed by Metropolitan City Council Bill No. 66-856, bounded on the north by Fatherland Street, on the east by South Fifth Street, on the south by Alley No. 263, and on the west by South Fourth Street, and being Parcel 81 on Metro Tax Map 93-3, and described according to a survey by Barge, Waggoner, and Sumner Engineers, dated February 15, 1965, as follows:

Beginning at a point on the south right-of-way line of Fatherland Street, 50-foot right-of-way, at the east right-of-way line of South Fourth Street, and proceeding as follows:

1. With the south right-of-way line of Fatherland Street, North 64 degrees 59 minutes East 411.48 feet; thence,
2. 26.56 feet with the arc of a curve to the right that has a radius of 17.50 feet and a chord bearing and distance of South 71 degrees 32 minutes 30 seconds East 24.081 feet to a point on the west right-of-way line of South Fourth Street; thence,
3. With said line, South 28 degrees 4 minutes East 218.49 feet; thence,
4. Continuing, South 24 degrees 27 minutes East 95.75 feet to a point on the north margin of Alley No. 263; thence,
5. With said margin, South 64 degrees 58 minutes West 440.30 feet to a point on the east right-of-way line of South Fourth Street; thence,
6. With said line, North 24 degrees 54 minutes West 330.61 feet to the beginning, and containing 144,171 square feet or 3.310 acres, more or less.

Being part of the same property conveyed to New Edition Community Apartments Housing Cooperative, Inc., a Tennessee corporation, by deed dated June 26, 1989, from Metropolitan Development and Housing Agency, of record in Book 7873, page 548, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2012, a lien, but not yet due and payable. Map and Parcel No. 093 030 08100.
2. Easement for gas service line of record in Book 8255, page 361, Register's Office for Davidson County, Tennessee.