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: $-0-. 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
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

QUITCLAIM 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.

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 DEEDQC
Recvd: 08/09/12 13:04 3 pgs
Fees:17.00 Taxes:0.00
20120809-0071184

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 the Subdivision of Colonel W.B.A. Ramsey's Homestead called "Boscobel" as of record in Plat 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, pages 179 and 180, Register's Office for Davidson County, Tennessee, and parts of City Alley Nos. 262 and 263-1/4, closed by Metropolitan County 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 the Metro Tax Map 93-3 and described according to a survey dated May 29, 2012, last revised on August 6, 2012, by R. Scot Cherry, Tennessee RLS No. 1512, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a pk nail set at the intersection of the southerly right-of-way line of Fatherland Street, 50 feet in width, and the easterly right-of-way line of South 4th Avenue, 50 feet in width, said pk nail being located at Northing: 669,159.32; Easting: 1,742,716.75; on the State Plane Coordinate System;

Thence leaving the easterly right-of-way line of South 4th Avenue, with the southerly right-of-way line of Fatherland Street, North 65 deg 00 min 32 sec East, 411.48 feet to an iron rod set;

Thence with a curve to the right, along an arc length of 26.56 feet, the central angle of which is 86 deg 57 min 52 sec, the radius of which is 17.50 feet, the chord of which is South 71 deg 30 min 32 sec East, 24.08 feet to an iron rod set at the intersection with the westerly right-of-way of South 5th Avenue, 80 feet in width;

Thence leaving the southerly right-of-way line of Fatherland Street, with the westerly right-of-way line of South 5th Avenue, South 28 deg 01 min 35 sec East, 218.74 feet to an iron rod set;

Thence South 24 deg 40 min 19 sec East, 95.75 feet to an existing iron rod, at the intersection with the northerly right-of-way line of Alley Number 263, width varies;

Thence leaving the westerly right-of-way line of South 5th Avenue, with the northerly right-of-way line of Alley Number 263, South 65 deg 03 min 39 sec West, 440.64 feet to a pk nail set, in the easterly right-of-way line of South 4th Avenue;

Thence leaving the northerly right-of-way line of Alley Number 263, with the easterly right-of-way line of South 4th Avenue, North 24 deg 52 min 48 sec West, 330.36 feet to the POINT OF BEGINNING. Containing 144,182 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.