BILL GARRETT, Davidson County
Trans:T20120067997 DEEDWARRSP
Recvd: 09/11/12 10:00 5 pgs
Fees:28.00 Taxes:9065.00
20120911-0082226

This Instrument Was Prepared By:
William Davis, Attorney, PC
219 Ward Circle, Suite 5
Brentwood, TN 37027

SPECIAL WARRANTY DEED

This Deed made on August 31, 2012 by OC Parking Nashville LLC, a Delaware limited liability company, ("Grantor"), to The Catholic Diocese of Nashville, ("Grantee").

Grantor, for valuable consideration, paid by Grantee to Grantor, the receipt of which is acknowledged, does grant and convey to Grantee and Grantee's assigns forever, the following described property situated in the State of Tennessee:

"See attached Exhibit A"

Together with all the estate and rights of Grantor in the above-described premises as the fee owner thereof.

Grantor covenants that Grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, from, through, or under Grantor, but against none other.

This conveyance is subject to all encumbrances, easements, reservations, restrictive covenants and other matters of public record as may affect the property, and all matters of survey and taxes and assessments. Nothing contained in this deed shall be deemed or construed as an acknowledgment of the validity of the aforementioned matters of record or as an extension or renewal thereof if they, or any of them, have expired or become unenforceable by their own terms or by limitation, violation or for any other reason.

This property is known as: 419 Charlotte Avenue, Nashville, TN 37219
424 Deaderick Street, Nashville, TN 37219
320 5th Avenue N., Nashville, TN 37219

Remainder of page left intentionally blank; signature page follows.

WITNESS the signature of the Grantor this 31st day of August, 2012.

OC Parking Nashville LLC, a Delaware limited liability company

By: _____
P.J. Yeatman, Authorized Person

STATE OF Pennsylvania
COUNTY OF Philadelphia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, P.J. Yeatman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is an Authorized Person of OC Parking Nashville LLC, a Delaware limited liability company, and is authorized to execute this instrument on its behalf.

WITNESS my hand and official seal this 30th day of August, 2012.

_____
NOTARY PUBLIC

My Commission Expires:

June 15th, 2014

NOTARIAL SEAL
RACHEL STARZMANN
Notary Public
PHILADELPHIA CITY, PHILADELPHIA CNTY
My Commission Expires Jun 15, 2014

STATE OF TENNESSEE
COUNTY OF Williamson

VALUATION AFFIDAVIT

I, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $2,450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

William J. Wade CFO
Affiant

Subscribed and sworn to before me this 31st day of August, 2012.

Notary Public

My Commission Expires:

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 21, 2013

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP &PARCEL:
The Catholic Diocese of Nashville	New Owner	09302300900
2400 21st Ave., South		09302301000
Nashville, TN 37212		09302319100

Exhibit "A"
Legal Description

419 Charlotte Ave., Nashville, TN 37219:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOT NO. 74 OF THE PLAN OF THE ORIGINAL TOWN OF NASHVILLE, NOT OF RECORD, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTHERLY MARGIN OF CHARLOTTE AVENUE, FORMERLY CEDAR STREET, AT THE NORTHEAST CORNER OF THE CATHEDRAL PROPERTY; THENCE WITH THE EASTERLY LINE OF SAID PROPERTY SOUTHWARDLY 105 FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY EASTWARDLY 56 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY NORTHWARDLY 105 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF CHARLOTTE AVENUE; THENCE WITH SAID AVENUE WESTWARDLY 56 FEET, MORE OR LESS TO THE BEGINNING.

TOGETHER WITH THAT PORTION OF ALLEY NO. 64 ALONG THE EASTERLY BOUNDARY LINE OF ALLEY NO. 51 ALONG THE SOUTHERLY BOUNDARY LINE, VESTED IN GRANTOR PURSUANT TO ORDINANCE NO. 77-555 CLOSING SAID ALLEYS.

Being part of the same property conveyed to CPC Realty LLC, a Delaware limited liability company by Deed from Allright Corporation, a Delaware Corporation, dated 05/22/2007 and filed for record on 07/25/2007 in Instrument 200707250088416, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to OC Parking Nashville LLC, a Delaware limited liability company by Deed from CPC Realty LLC, a Delaware limited liability company, dated 03/14/2012 and filed for record on 03/21/2012 in Instrument 201203210024025, Register's Office for Davidson County, Tennessee.

Map & Parcel: 09302300900

424 Deaderick St., Nashville, TN 37219:

BEING A TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF DAVIDSON CO. TN, LOCATED BETWEEN DEADERICK STREET AND CHARLOTTE AVENUE AND BETWEEN FOURTH AVENUE AND FIFTH AVENUE NORTH, BEING LOT 2 ON THE PLAN OF CITIZENS PLAZA, OF RECORD IN PLAT BOOK 6200, PAGE 32, SAID REGISTER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY RIGHT OF WAY OF DEADERICK STREET AT ITS INTERSECTION WITH THE EASTERLY RIGHT OF WAY OF FIFTH AVENUE, NORTH; THENCE, WITH THE RIGHT OF WAY OF FIFTH AVENUE NORTH 27 DEGREES 13 MINUTES 06 SECONDS WEST 38.86 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY NORTH 62 DEGREES 34 MINUTES EAST 177.14 FEET TO A POINT, THENCE SOUTH 27 DEGREES 00 MINUTES 35 SECONDS EAST 15.61 FEET TO A POINT; THENCE SOUTH 62 DEGREES 48 MINUTES 35 SECONDS WEST 11.34 FEET TO A POINT; THENCE SOUTH 27 DEGREES 35 MINUTES 00 SECONDS EAST 24.00 FEET (SIC) TO A POINT IN THE NORTHERLY RIGHT OF WAY OF DEADERICK STREET; THENCE WITH SAID RIGHT OF WAY SOUTH 62 DEGREES 48 MINUTES 35 SECONDS WEST, 166.05 FEET TO THE POINT OF BEGINNING. CONTAINING 6,683 SQUARE FEET OR 0.15 ACRES, MORE OR LESS.

Being part of the same property conveyed to CPC Realty LLC, a Delaware limited liability company by Deed from Allright Corporation, a Delaware Corporation, dated 05/22/2007 and filed for record on 07/25/2007 in Instrument 200707250088416, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to OC Parking Nashville LLC, a Delaware limited liability

company by Deed from CPC Realty LLC, a Delaware limited liability company, dated 03/14/2012 and filed for record on 03/21/2012 in Instrument 201203210024025, Register's Office for Davidson County, Tennessee.

Map & Parcel: 09302301000

320 5th Ave. N., Nashville, TN 37219:

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED ON THE EASTERLY SIDE OF FIFTH AVENUE NORTH AND BEING PART OF LOT NO. 74 AS SHOWN ON THE PLAN OF THE ORIGINAL TOWN OF NASHVILLE, NOT OF RECORD, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF FIFTH AVENUE NORTH SAID POINT BEING SOUTH 27 DEGREES 17 MINUTES 32 SECONDS EAST, 65.80 FEET FROM THE SOUTHERLY MARGIN OF CHARLOTTE AVENUE, THENCE, LEAVING SAID EASTERLY MARGIN OF FIFTH AVENUE NORTH WITH A SEVERANCE LINE ONE FOOT SOUTH OF AND PARALLEL TO ST. MARY'S CATHEDRAL NORTH 62 DEGREES 26 MINUTES 23 SECONDS EAST, 124.16 FEET; THENCE, WITH THE WESTERLY LINE OF PROPERTY CONVEYED TO FRANKLIN D. BRABSON, TRUSTEE, BY DEED OF RECORD IN BOOK 4960, PAGE 383, REGISTER'S OFFICE FOR DAVIDSON COUNTY, SOUTH 27 DEGREES 35 MINUTES EAST, 40.72 FEET; THENCE, WITH A PORTION OF THE NORTHERLY LINE OF LOT NO.2, CITIZENS PLAZA, AS OF RECORD IN BOOK 6200, PAGE 32, SAID REGISTERS OFFICE, PASSING THROUGH A POINT IN THE EASTERLY MARGIN OF FIFTH AVENUE NORTH, AS WIDENED, AT A DISTANCE OF 116.13 FEET FOR A TOTAL OF SOUTH 62 DEGREES 34 MINUTES WEST, 124.37 FEET TO THE ORIGINAL EASTERLY MARGIN OF FIFTH AVENUE NORTH; THENCE, WITH SAID EASTERLY MARGIN OF FIFTH AVENUE NORTH, NORTH 27 DEGREES 17 MINUTES 32 SECONDS WEST 40.45 FEET TO THE POINT OF BEGINNING. CONTAINING 5,040 SQUARE FEET OR 0.12 ACRE, MORE OR LESS.

Being part of the same property conveyed to CPC Realty LLC, a Delaware limited liability company by Deed from Allright Corporation, a Delaware Corporation, dated 05/22/2007 and filed for record on 07/25/2007 in Instrument 200707250088416, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to OC Parking Nashville LLC, a Delaware limited liability company by Deed from CPC Realty LLC, a Delaware limited liability company, dated 03/14/2012 and filed for record on 03/21/2012 in Instrument 201203210024025, Register's Office for Davidson County, Tennessee.

Map & Parcel: 09302319100