Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Demonbreun-FCA, LLC c/o Faison & Associates, LLC 121 West Trade Street, 27th Floor Charlotte, NC 28202	Same	Part of Map/Parcel No. 093-130-574.00
Return to and prepared by: Bradley Arant Boult Cummings LLP (RFW) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **LUI NASHVILLE ROUNDABOUT, LLC**, a Delaware limited liability company ("**Grantor**"), has bargained and sold, and hereby transfers and conveys to **DEMONBREUN-FCA, LLC**, a Delaware limited liability company ("**Grantee**"), its successors, and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

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

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Davidson County real property taxes for the year 2013, and subsequent years.

2. All matters shown on the Plat of record as Instrument No. 20120830-0078582, Davidson County Register's Office.

3. Alley closed by ordinance of record in Ordinance No. B:2006-1011, Davidson County, Tennessee, as shown on the survey prepared by Littlejohn Engineering

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $6,750,000.00.

Affiant

Subscribed and sworn to before me this 26TH day of September, 2012.

Notary Public
My Commission Expires: _____

BARBARA KIMMINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 17, 2015

BILL GARRETT, Davidson County
Trans:T20120073131 DEEDWARRSP
Recvd: 09/27/12 14:26 4 pgs
Fees:23.00 Taxes:24975.00

20120927-0088163

4. Alley closed by ordinance of record in Ordinance No. 082-871 and Ordinance No. 089-994, Davidson County, Tennessee, as shown on the survey prepared by Littlejohn Engineering Services, dated July 16, 2012, last revised September 18, 2012, designated as Job Number 201202554.

5. Arts Center Redevelopment Plan as set out in the following Ordinance of Metropolitan Council: BL2002-1063 (see also recorded Instrument No. 200207150084598, Register's Office for Davidson County, Tennessee).

6. Restrictive Covenants pertaining to the Arts Center Redevelopment Plan of record in Book 11625, page 252, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

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

This is 1.48 acres of unimproved property on Demonbreun Street, Nashville, Davidson County, Tennessee.

[Signatures on following page]

Executed this 25TH day of September, 2012.

LUI NASHVILLE ROUNDABOUT, LLC, a Delaware limited liability company

By: _____
Douglas C. McKinnon, Executive Vice President

STATE OF COLORADO)

CITY AND COUNTY OF DENVER)

Before me, Jim R. Vigil, a Notary Public of the State and County aforesaid, personally appeared Douglas C. McKinnon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executive Vice President of LUI Nashville Roundabout, LLC, a Delaware limited liability company, the within named bargainor, and that he as such Executive Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Executive Vice President.

WITNESS my hand, at office, this 25TH day of September, 2012.

_____
Notary Public
My Commission Expires: 7/23/16

NOTARY PUBLIC JIM R. VIGIL STATE OF COLORADO

EXHIBIT "A"

Being Lot 2, on the plan of Lionstone Music Circle Final Plat of Lot 1, 3rd Revision Lots 2, 3. and 4, Music Circle East & Revision One of Lot 287, McNairy's Plan of West Nashville, on plat in Instrument No. 201208300078582, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

The said lot being further described as follows.

POINT OF COMMENCEMENT being a found iron rod lying on the intersection of said northern ROW of Music Circle East and said northern ROW of Division Street; thence along said ROW of Music Circle East North 62°33.47. East 38.71 feet to the true and actual POINT OF BEGINNING; thence along a severance line North 27°26.13. West 297.95 feet to a point lying on said southern ROW of Demonbreun Street; thence along said ROW North 62°36.54. East 250.00 feet to a point being a common corner of said Lot 1 of 3rd Revision and said Lot 1 of 2nd Revision; thence along the common line of said Lot 1 and Lot 1 South 27°53.06. East 297.84 feet to a point lying on said northern ROW of Music Circle East; thence along said ROW South 62°37.14. West 76.92 feet to a point lying on a common corner of said Lot 1 of 3rd Revision and said Lot 2; thence along the common line of said Lot 1 and Lot 2 with the following: North 27°53.06. West 105.71 feet to a point; thence South 62°34.17. West 99.00 feet to a point; thence South 27°53.35. East 105.70 feet to a point lying on said northern ROW of Music Circle East; thence along said ROW South 62°33.47. West 76.42 feet to the point of beginning.

Tract contains 64,349 square feet or 1.48 acres.

Bearings based on Instrument Number 200909100084799, RODC.

Being a portion of the property conveyed to LUI Nashville Roundabout, LLC, of record in Instrument No. 200603150030115 and Instrument No. 200910300100479, in the Register's Office for Davidson County, Tennessee. See also Scrivener's Affidavit of record in Instrument No. 200911180106247, in said Register's Office