BILL GARRETT, Davidson County
Trans:T20120079215 DEEDWARRSP
Recvd: 10/18/12 10:11 4 pgs
Fees:23.00 Taxes:8765.30
20121018-0095580

SPECIAL WARRANTY DEED

This instrument was prepared by: Perrone & Young (PRY) 109 Westpark Dr. #330, Brentwood, TN 37027 (615) 373-6910

Address New Owner	Send Tax Bills To:	Map/Parcel
Cooke Wilson Properties 3309 Fairmont Drive Nashville, TN 37027	Same	Map 92-16 Parcel 101 and 103

State of Tennessee)
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer, is Two Million, Three Hundred Sixty-Nine and No/100ths Dollars ($2,369,000.00).

Affiant

Sworn to and subscribed before me this 17th day of October 2012.

Hillary Torrence
Notary Public

My commission expires: 12-10-12

HILLARY TORRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

FOR AND IN CONSIDERATION OF the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Dr. Med. Hans-Ullrich Löer** and wife, **Dr. Med. Eva Löer** (also known as "Loeer," the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Cooke Wilson Properties**, a Tennessee general partnership (the "Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is known as 1906 and 1910 West End Avenue, Nashville, TN 37203.

This conveyance is expressly made subject to those matters more specifically set forth on **Exhibit B** attached hereto and incorporated herein by this reference.

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

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and Grantors have a good right to convey the Property.

And Grantors do further covenant and bind Grantors, and its successors and assigns to warrant and forever defend the title to the Property to Grantee, its heirs, successors, and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantors (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

Witness my hand this 17th day of October, 2012.

SELLERS:

Dr. Med. Hans-Ullrich Löer by his attorney-in-fact, Patricia R. Young, pursuant to Power of Attorney

Dr. Med. Eva Löer by her attorney-in-fact, Patricia R. Young, pursuant to Power of Attorney

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said state and county, **Patricia R. Young**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged herself to be the attorney in fact for **Dr. Med. Hans-Ullrich Löer**, and **Dr. Med. Eva Löer** ("Löer" and "Loeer" being one and the same), each pursuant to Power of Attorney, the within named bargainors, and who, after being duly sworn, made oath that being authorized to do so, she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 17th day of October 2012.

Hillary Torrence
NOTARY PUBLIC

My Commission Expires:
12-10-12

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION

Tract 1

TRACT 1

Land lying, located and being in Davidson County, Tennessee, being the westerly 50 feet of the easterly 100 feet of the southerly 172 feet, more or less, of Lot No. 150, on the plan of John Boyd Home Place, as of record in Book 21, Page 39, said Register's Office.

Said part of Lot No. 150 fronts 50 feet on the northerly side of West End Avenue and extends back between parallel lines 172 feet, more or less, to an alley.

Being the same property conveyed to Dr. Med. Hans-Ullrich Loeer and wife, Eva Loeer by Quitclaim Deed from Resolution Trust Corporation as Receiver for Investors Savings Bank F.S.B. of record in Book 8475, Page 530, dated October 21, 1991, said Register's Office. Löer and Loeer being one and the same name, and Dr. Eva Löer or Dr. Med. Eva Löer and Eva Loeer being one and the same person.

TRACT 2

Land in Davidson County, Tennessee, being part of Lot No. 151 on the plan of John Boyd Home Place, as of record in Book 21, Page 39, said Register's Office.

Said part of Lot No. 151 runs 50 feet on the northerly side of West End Avenue and runs back between parallel lines 175 feet, more or less, to an alley in the rear.

Being the same property conveyed to Dr. Med. Hans-Ullrich Löer and wife, Eva Löer by Deed from Historic Partnerships, a Tennessee general partnership of record in Book 7620, Page 820, dated August 5, 1988, said Register's Office. Löer and Loeer being one and the same name, and Dr. Eva Löer or Dr. Med. Eva Löer and Eva Loeer being one and the same person.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2012, which are expressly assumed by the Grantee.

2. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.
3. Rights and claims of parties in possession.

4. Mechanics', Contractors', or Materialmen's liens and lien claims, if any, where no notice thereof appears on record.

5. Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof.

6. Liens, encumbrances, or claims thereof, which are not shown by the public record.

7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date of the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

8. General or special taxes and assessments required to be paid in the year 2012 and subsequent years for Map-Par. 09216010300 and 09216010100.

9. Matters shown on the Plan of record in Book 21, Page 39, said Register's Office.

10. Subordinated Parking Easement Agreement of record in Book 6667, Page 425, said Register's Office. (TRACT 2)

11. Assignment of Subordinated Parking Agreement of record in Book 7620, Page 835, said Register's Office.

11. Judgment against a Chad Cooke of record in Instrument No. 20120821-0074800, said Register's Office.