THIS INSTRUMENT PREPARED BY:
Foltz Martin, LLC
Five Piedmont Center
3525 Piedmont Road, NE
Suite 750
Atlanta, GA 30305

BILL GARRETT, Davidson County
Trans:T20120079924 DEEDWARRSP
Recvd: 10/22/12 10:51 6 pgs
Fees:33.00 Taxes:18500.00
20121022-0096446

Address New Owner(s):
23Hundred, LLC
3200 West End – Suite 500,
Nashville, TN 37203

Send Tax Bills to:
Same

Map and Parcel:
Map/Parcel #105-14/272

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **HORSEPOWER, J.V.**, a Tennessee joint venture and general partnership (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **23HUNDRED, LLC**, a Delaware limited liability company, (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

Tract or parcel of land located in Berry Hill, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is improved property known as 2300 Franklin Pike, Berry Hill, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. 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 it 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of October, 2012.

HORSEPOWER, J.V., a Tennessee joint venture and general partnership

By: _____
Name: Earl H. Dunn, Jr.
Title: Managing General Joint Venturer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Earl H. Dunn, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Managing General Joint Venturer of HORSEPOWER, J.V., the within named bargainor, a Tennessee joint venture and general partnership, and that he as such Managing General Joint Venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as Managing General Joint Venturer.

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



Lissa W. Allen
Notary Public
My Commission Expires:

1121948

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5,000,000.00.

Affiant

Subscribed and sworn to before me this 17 day of October, 2012.



My Commission Expires NOV. 5, 2014

Notary Public
My Commission Expires: 11-5-14

1121948

EXHIBIT A

Land located in the City of Berry Hill, Davidson County, Tennessee, being described in Deed Book 4065, page 206, Register's Office for Davidson County, Tennessee, ("RODC") and being more particularly described as follows:

Remote point of beginning being at the intersection of the South right of way of Bradford Avenue with the East right of way of Franklin Pike (8th Avenue South); thence North 71 degrees 0 minutes 43 seconds East 24.78 feet to a punch being the TRUE POINT OF BEGINNING; thence along said right of way of Bradford Avenue, North 71 degrees 00 minutes 43 seconds East a distance of 325.34 feet to a rebar; thence leaving said right of way and along Melpark Properties Management L.P. in Deed Book 11037, page 674, RODC,TN, South 18 degrees 32 minutes 05 seconds East a distance of 367.81 feet to a concrete monument on the North right of way of Melpark Drive; thence along said Melpark Drive the following courses and distances: South 71 degrees 04 minutes 25 seconds West a distance of 150.08 feet to a rebar; thence, South 74 degrees 00 minutes 07 seconds West a distance of 135.19 feet to a rebar; thence, South 71 degrees 07 minutes 14 seconds West a distance of 40.02 feet to a rebar, thence with a curve to the right having a radius of 25 feet; a central angle 89 degrees 58 minutes 46 seconds and an arc length of 39.26 feet to a concrete monument on the East right of way of Franklin Pike; thence along said right of way Franklin Pike, North 18 degrees 30 minutes 00 seconds West 310.77 feet to a rebar; thence with a curve to the right having a radius of 25 feet a central angle of 89 degrees 21 minutes 25 seconds and an arc length of 38.99 feet to the POINT OF BEGINNING; containing 2.93 acres, more or less, all as shown on survey by Hopkins Surveying Group Drawing Number 2010-84-3 dated April 30, 2010.

Being the same property conveyed to Horsepower, J.V., a Tennessee joint venture and general partnership, of record in Instrument No. 20120803-0069224, Register's Office for Davidson County, Tennessee, dated August 3, 2012.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Ad volorem property taxes for the current year which have been prorated and will be paid by Grantee.

2. 15 foot Easement for sewer adjacent to Bradford Avenue at the northeast corner of the premises as stated in Deed of record Book 4065, Page 206, in the Register's Office for Davidson County, Tennessee.

3. Easement granted to Southern Bell Telephone & Telegraph Company of record in Book 4245, Page 488, in the Register's Office for Davidson County, Tennessee.