ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Nashville Terrazzo Partnership 2400 Crestmoor Road Nashville, Tennessee 37215	See Exhibit A attached hereto	New Owner

This instrument prepared by: Pircher, Nichols & Meeks
900 North Michigan, Suite 1050, Chicago, Illinois 60611

BILL GARRETT, Davidson County
Trans:T20120081130 DEEDWARRSP
Recvd: 10/25/12 12:31 6 pgs
Fees:33.00 Taxes:70300.00
20121025-0097901

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and for other good and valuable consideration in hand paid by hereinafter named Grantee, **CJUF II TERRAZZO LLC**, a Delaware limited liability company ("**Grantor**"), does hereby transfer, sell and convey unto **NASHVILLE TERRAZZO PARTNERSHIP**, a Tennessee general partnership ("**Grantee**"), and its successors and assigns, FOREVER, all of Grantor's interest in certain real estate being a tract or parcel of land in County of Davidson, State of Tennessee (hereinafter referred to as the "**Property**"), and more particularly described as follows:

Being Unit Number C 101, C 102, C 103, O 201, O 202, O 203, O 204, O 205, O 206, O 207, O 301, O 302, O 303, O 304, O 305, O 306, O 307, O 401, O 402, O 403, O 404, O 405, O 406, O 407, together with each Unit's undivided interests in the general common elements and limited common elements appurtenant to such Unit, of Terrazzo, a Condominium, a horizontal property regime established by Master Deed and Declaration of Condominium for Terrazzo (the "**Master Deed**") of record as Instrument No. 20081223-0122167, as amended by Instrument of Correction and Amendment No. 1 to Master Deed and Declaration of Condominium for Terrazzo, a Condominium of record at Instrument No. 20090213-0012915, and Amendment No. 2 to Master Deed and Declaration of Condominium for Terrazzo, a Condominium of record at Instrument No.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $19,000,000.00.

Affiant

Subscribed and sworn to before me this 23 day of October, 2012.

Notary Public
My Commission Expires: 11-3-2015

THERESA HOSTETLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

My Commission Expires NOV. 3, 2015

20090316-0023301, and Amendment No. 3 to Master Deed and Declaration of Condominium for Terrazzo, a Condominium of record at Instrument No. 20090325-0026808, and Amendment No. 4 to Master Deed and Declaration for Terrazzo, a Condominium of record at Instrument No. 20090827-0080784 and Amendment No. 5 to Master Deed and Declaration for Terrazzo, a Condominium of record at Instrument No. 20121017-0095418 in the Register's Office for Davidson County, said Units being depicted on the Plat and Floor Plan attached as Exhibit B to said Master Deed.

Together with all and singular of the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand or whatsoever, of Grantor, either in law or in equity, of, in and to the above described Property.

This conveyance is being made subject only to the matters set forth on Exhibit B (the "**Permitted Exceptions**").

Being part of the same property conveyed to CJUF II Terrazzo, LLC, a Delaware limited liability company, by deed from 12th & Division Properties, LLC, a Tennessee limited liability company, of record as Instrument No. 20070827-0102784, Register's Office for Davidson County, Tennessee.

This is improved property known as 700 12th Ave. S., Unit Nos. C 101, C 102, C 103, O 201, O 202, O 203, O 204, O 205, O 206, O 207, O 301, O 302, O 303, O 304, O 305, O 306, O 307, O 401, O 402, O 403, O 404, O 405, O 406, O 407, Nashville, TN 37203

TO HAVE AND TO HOLD said real property with all rights and appurtenances thereto belonging to the said Grantee, and the Grantee's heirs, successors and assigns forever in fee simple.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said real property in fee simple and has good right to convey it subject only to those matters shown on Exhibit B attached hereto. Grantor covenants and binds itself, and its heirs, successors and assigns, to warrant and forever defend the title to the Property to the Grantee and to the Grantee's heirs, successors, and assigns against the lawful claims of all persons claiming through and under Grantor (other than claims arising from matters set forth on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents, as of the 22 day of October, 2012.

GRANTOR:

CJUF II TERRAZZO LLC,
a Delaware limited liability company

By: Canyon-Johnson Urban Fund II, L.P.,
a Delaware limited partnership,
Member

By: Canyon-Johnson Realty Advisors II LLC,
a Delaware limited liability company,
its General Partner

Legal Acq/AM

By: _____
Name: Daniel Millman
Its: Authorized Signatory

ACKNOWLEDGMENT

STATE OF CALIFORNIA)

COUNTY OF Los Angeles)

On October 22, 2012, before me, Lesley Ann Geivett, a Notary Public, personally appeared Daniel Millman, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

LESLEY ANN GEIVETT
Commission # 1945846
Notary Public - California
Los Angeles County
My Comm. Expires Jul 29, 2015

EXHIBIT A

MAP AND PARCEL IDENTIFICATION NUMBERS
TERRAZZO

Unit No.	Tax Map/Parcel Identification Number
C 101	093130D00100CO
C 102	093130D00200CO
C 103	093130D00300CO
O 201	093130D00400CO
O 202	093130D00500CO
O 203	093130D00600CO
O 204	093130D00700CO
O 205	093130D00800CO
O 206	093130D00900CO
O 207	093130D01000CO
O 301	093130D01100CO
O 302	093130D01200CO
O 303	093130D01300CO
O 304	093130D01400CO
O 305	093130D01500CO
O 306	093130D01600CO
O 307	093130D01700CO
O 401	093130D01800CO
O 402	093130D01900CO
O 403	093130D02000CO
O 404	093130D02100CO
O 405	093130D02200CO
O 406	093130D02300CO
O 407	093130D02400CO

EXHIBIT B
PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2012 and subsequent years.

3. Matters shown on the Plan of record in Instrument No. 20051116-0138405, said Register's Office.

4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed and ByLaws for Terrazzo, A Condominium of record in Instrument No. 20081223-0122167, amended in Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784 and Instrument No. 20121017-0095418, said Register's Office.

Joinder of Mortgagee of record in Instrument No. 20081223-0122168 and in Instrument No. 20090914-0085597, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20060615-0071498, said Register's Office.

6. Storm Water Detention Agreement of record in Instrument No. 20060615-0071504, said Register's Office.

7. Easement retained in Ordinance No. 72-317 recorded in Book 4643, Page 498, said Register's Office.

8. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20120521-0043895, said Register's Office.

9. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from CJUF II Terrazzo, LLC to Branch Banking and Trust Company, of record in Instrument No. 20081009-0102619, said Register's Office, as amended by instrument of record in Instrument No. 20081230-0123644, said Register's Office.

10. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from CJUF II Terrazzo, LLC to Branch Banking and Trust Company, of record in Instrument No. 20081205-0117745, said Register's Office.

11. Easements as set forth in the Master Deed and Declaration of Condominium For Terrazzo, A Condominium of record in Instrument No. 20081223-0122167, said Register's Office.

12. Easements as set forth in Amendment No. 4 to the Master Deed and Declaration of Condominium For Terrazzo, A Condominium of record in Instrument No. 20090827-0080784, said Register's Office.

13. The plat of survey by R. Scott Cherry, Tenn. RLS No. 1512, with Cherry Land Surveying, Inc., dated June 6, 2012, last revised October 16, 2012, shows the following matters:

a) Anchor Easement northwest corner;

b) 24 inch pipe running north to south along the west line of property;

c) Easement retained in closed Alley's 409 and 414.