Davidson County	DEEDWARRSP
Recvd: 11/05/12 11:33	6 pgs
Fees:33.00 Taxes:33.30	
20121105-0101636	

Instrument prepared by:	RETURN TO:	Grantee - New property owner and Send tax statements to:
Cassie Bedgood EH Pooled 412 LP (Asset #:120426-089) 1901 W. Braker Ln #D200 Austin, TX 78758 (512) 696-1997 By:		William Ebauer ~~Bill Bauer~~ 912 Fatherland St Nashville, TN 37206

Parcel/Tax ID No: 093-16-0-197

SPECIAL/LIMITED WARRANTY DEED

THIS DEED, made this October 26, 2012, by EH Pooled 412 LP, a Texas limited partnership, whose mailing address is 1901 West Braker Lane, Suite D200, Austin, TX 78758, Grantor, who conveys unto ~~Bill Bauer~~ William Ebauer, whose mailing address is 912 Fatherland St, Nashville, TN 37206, Grantee;

WITNESSETH: That for and in consideration of the sum of Nine Thousand and 00/100 ($9,000.00) Dollars cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey, in fee simple, with Special and/or Limited Warranty of Title, unto the Grantee, the following described lots, tracts or parcels of land in **DAVIDSON** County, **TN**:

Property Address: 83 Lewis St, Nashville, TN 37210

See Exhibit "A" attached hereto and made a part hereof.

Source of Title Deed Instrument #20120703-0058180 Book _____, Page _____.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title. This transfer is made but

warrants title only insofar as the acts of the Grantor. Subject to taxes, covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Without limiting the special warranty of title herein contained, grantor and grantee agree that by the conveyance of the property, grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property herein described, or any improvements related thereto, including, but not limited to, any warranty of safety, habitability, merchantability or fitness for any purpose. Grantee has carefully inspected the property (or has been afforded a reasonable opportunity to do so) and, by the acceptance of this deed, accepts the property "as is" and "where is", with all faults and in its present condition, including, but not limited to, any latent or patent faults or defects, whether above, on, or below ground, and further including all risk or danger (if any) related to electro-magnetic or high voltage fields, exposure to radon, and all other environmental conditions whatsoever. In no event shall grantor be liable to grantee, its successors or assigns in title, for any damages to property or persons, whether direct, indirect or consequential, or any loss of value or economic benefit whatsoever, related to any present or future condition of or affecting the property or improvements, except only as to those matters warranted in grantor's special warranty of title.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only property use, benefit and behalf of the grantee forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good, right and lawful authority to sell and convey said land; that the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomever and warrants title against all persons claiming under me.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Right of tenants in possession.

IN WITNESS WHEREOF, EH Pooled 412 LP, a Texas limited partnership through its duly authorized officer caused this instrument to be signed this October 26, 2012.

EH Pooled 412 LP
a Texas limited partnership
By: EH GP, LLC, a Texas LLC
Its: General Partner

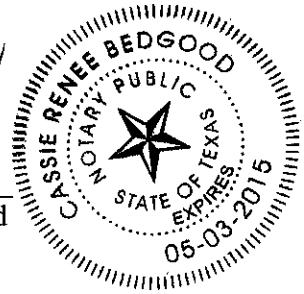
Witness: Crystal McDade

By: _____
Name: Amielle Plouff
Title: Manager

Witness: Gini Ross

STATE OF TEXAS;
TRAVIS COUNTY:

The foregoing instrument was acknowledged before me on October 26, 2012, by Amielle Plouff, being Manager of EH GP, LLC, a Texas limited liability company being general partner of EH Pooled 412 LP, a Texas limited partnership who is personally known to me, and has sworn to and acknowledged that her signature was her free and voluntary act for the purposes set forth in this instrument.



Notary Public: Cassie Renee Bedgood
My commission expires: 05/03/2015

Tax Parcel No. 093-16-0-197 Recording Fee _____ Transfer Tax _____

Seller's mailing address: 1901 West Braker Lane, Suite D200, Austin, TX 78758
For tax year 2012 and after, send tax statements to Grantee at: 912 Fatherland St, Nashville, TN 37206

OATH OF VALUE

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $9,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Amielle Plouff

State of Texas
County of Travis

Personally appeared before me, a notary public for this county and state, on October 26, 2012, Amielle Plouff, who is personally known to me and who acknowledges and has sworn to that this certification of is true and correct and whose signature I have witnessed.

Notary Public: Cassie Renee Bedgood
My commission expires: 05/03/2015

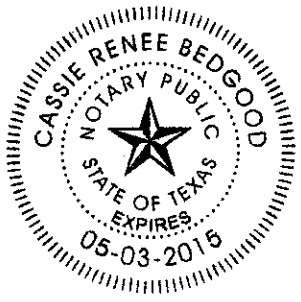


EXHIBIT A

LEGAL DESCRIPTION

THE PROPERTY ABOVE MENTIONED AND NOW FURTHER DESCRIBED AS BEING IN NASHVILLE COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO-WIT:

PART OF LOT NUMBER 149, ON THE MAP OF MAURY AND CLAIBORNE'S ADDITION TO SOUTH NASHVILLE, AS OF RECORD IN BOOK 21, PAGES 84 AND 85, REGISTER'S OFFICE FOR SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LEWIS AND CANON STREETS, THENCE WITH THE NORTHERLY MARGIN OF SAID CANNON STREET SOUTH 82 DEGREES EAST 83.5 FEET TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH THE WESTERLY MARGIN OF SAID ALLEY, NORTHWARDLY 31.5 FEET TO A FENCE POST 3.6 FEET SOUTHERLY FROM THE SOUTHERN BOUNDARY LINE OF LOT NUMBER 148 EN SAID PLAN; THENCE WITH A FENCE WESTWARDLY 86.9 FEET TO THE EASTERLY MARGIN OF SAID LEWIS STREET AT THE COMMON CORNER OF SAID LOT NUMBERS 148 AND 149; THENCE WITH THE EASTERLY MARGIN OF SAID LEWIS STREET, SOUTH 4 DEGREES 45 MINUTES WEST 35 FEET TO THE BEGINNING.

SUBJECT TO SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS.

BEING THE SAME PROPERTY CONVEYED FROM SHAPIRO AND KIRSCH, LLP, SUBSTITUTE TRUSTEE TO FEDERAL NATIONAL MORTGAGE ASSOCIATION BY DEED RECORDED 07/27/2010 IN INSTRUMENT 20100727-0058811 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX MAP OR PARCEL ID NO.: 09316019700

PROPERTY COMMONLY KNOWN AS: 83 LEWIS STREET, NASHVILLE, TN 37210

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE