Address New Owner:	Send Tax Bills to:	Map-Parcel No.
1101 18th Avenue South Homeowner's Association 1101 18th Avenue South, No. 609 Nashville, TN 37212	Same	Map/Parcel No. 104-04-0-052.00
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, **JEM-NASHVILLE, LLC**, a Delaware limited liability company ("**Grantor**"), has bargained and sold, and hereby transfers and conveys to **1101 18TH AVENUE SOUTH HOMEOWNER'S ASSOCIATION** ("**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 in Book 21, page 87, Davidson County Register's Office.

3. Easement of record in Book 9527, page 137, Davidson County Register's Office.

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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $382,400.00.

Affiant

Subscribed and sworn to before me this 27th day of November, 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:T20120090528 DEEDWARRSP
Recvd: 11/28/12 10:32 4 pgs
Fees:23.00 Taxes:1414.88

20121128-0109131

This is improved property known as 1033 18th Avenue South, Nashville, Davidson County, Tennessee.

[Signatures on following page]

Executed this 26th day of November, 2012.

JEM-NASHVILLE, LLC,
a Delaware limited liability company

By: Jemison Investment Co., Inc.,
a Delaware corporation, its Manager

By: _____
James D. Davis, Chairman

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Before me, Deborah Rowe Peoples, a Notary Public of the State and County aforesaid, personally appeared James D. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chairman of Jemison Investment Co., Inc., a Delaware corporation, as Manager of JEM-Nashville, LLC, a Delaware limited liability company, the within named bargainor, and that he as such Chairman, executed the foregoing instrument for the purposes therein contained, by signing the name of Jemison Investment Co., Inc., by himself as such Chairman.

WITNESS my hand, at office, this 26th day of November, 2012.

Deborah Rowe Peoples
Notary Public
Commission Expires: July 30, 2013

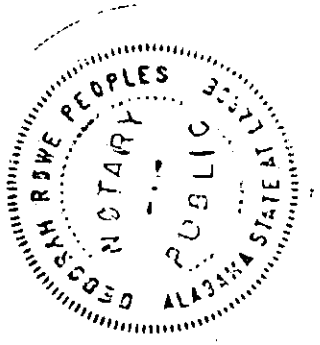


EXHIBIT "A"

Land in Davidson County, Tennessee described as follows:

Tract I: Being a 13,598 square foot or 0.312 more or less acre tract of land lying in the 18th Councilmanic District of Davidson County, Tennessee, and being the same property conveyed to Pacific Deals, Inc., as evidenced by deed of record in Book 9204, page 385, Register's Office for Davidson County, Tennessee, said property being a portion of Lot 13 of O.B. Hayes Plan of Large Lots, called "Rokeby", as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin found on the westerly margin of 18th Avenue South, said point being the most northeasterly corner of the herein-described tract and the most southeasterly corner of the property conveyed to the Women's Division of the General Board of the Global Ministries of the United Methodist Church evidenced by deed of record in Book 7545, page 137, Register's Office for Davidson County, Tennessee; thence with said margin of 18th Avenue South, South 02 deg. 30 min. 00 sec. West a distance of 50.00 feet to a point, said point lying 348.3 feet, more or less, northerly from the north margin of Edgehill Avenue; thence leaving said margin of 18th Avenue South and with the northerly line of the Bobby W. Hurt et ux Property of record in Book 5714, page 591, Register's Office for Davidson County, Tennessee, North 88 deg. 43 min. 08 sec. West a distance of 271.99 feet to an iron pin set; thence with the easterly line of the property conveyed to the Tennessee Annual Conference of the United Methodist Church as evidenced by deed of record in Book 5622, page 29, Register's Office for Davidson County, Tennessee, North 02 deg. 26 min. 35 sec. East a distance of 50.00 feet to an iron pin set; thence with the southerly line of the afore-mentioned Women's Division United Methodist Church Property, South 88 deg. 43 min. 08 sec. East, a distance of 272.04 feet to the point of beginning, containing 13,598 square feet or 0.312 acres, more or less.

Tract 2: A 5 foot wide easement for ingress and egress purposes crossing a portion of the property conveyed to the Women's Division of the General Board of Global Ministries of the United Methodist Church, as evidenced by Deed of record in Book 7545, page 137, Register's Office for Davidson County, Tennessee; said easement being described as follows:

Beginning at an iron pin on the westerly margin of 18th Avenue South, said iron pin being the southeasterly corner of the afore-said United Methodist Church property and the most northeasterly corner of the property conveyed to Pacific Deals, Inc., as evidenced by Deed of Record in Book 9204, page 385, Register's Office for Davidson County, Tennessee; thence with the common line of said United Methodist Church property and said Pacific Deals, Inc. Property, North 88 deg. 43 min. 08 sec. West a distance of 120.00 feet to a point; thence leaving said common line and crossing said United Methodist Church Property, North 01 deg. 16 min. 52 sec. East a distance of 5.00 feet to a point; thence running parallel with and 5 feet North of the afore-said common property line, South 88 deg. 43 min. 08 sec. East, a distance of 120.11 feet to a point in the westerly margin of 18th Avenue South; thence with said margin of 18th Avenue South, South 02 deg. 30 min. 00 sec. West a distance of 5.00 feet to the point of beginning.

Said easement having been granted to Pacific Deals, Inc., by the Women's Division of the General Board of Global Ministries of the United Methodist Church by instrument of record in Book 9527, page 138, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jem-Nashville, LLC, by Substitute Trustee's Deed of record in Instrument No. 200905290049616, in the Register's Office for Davidson County, Tennessee.