BILL GARRETT, Davidson County
Trans:T20120094355 DEEDWARRSP
Recvd: 12/10/12 14:33 5 pgs
Fees:28.00 Taxes:9990.00
20121210-0113713

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (VPEIII)
One American Center, Suite 1100
3100 West End Avenue
Nashville, Tennessee 37203-1348

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
Paro South LLC 625 Main Street, Suite 101 Nashville, TN 37206	New Owner	082 16 0 004.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, 615 Main Building, L.P., a Tennessee limited partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Paro South LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee that is described on Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

The Property is improved property located at 615 Main Street, Nashville, Tennessee 37206.

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

Grantor further covenants that it is seized and possessed of the Property and has the right to convey it, and binds itself, its successors and assigns, 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, but not otherwise; provided, however, that this conveyance and all covenants and warranties contained herein are subject to the following matters:

1. Real property taxes and assessments for the year 2013 and subsequent years, a lien, which are not yet due and payable.

2. All matters shown on the plat of HOBSON AND WHELESS FIRST ADDITION TO EDGEFIELD, as recorded in Plat Book 21, Page 8, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions and restrictions as set forth in instrument of record in Book 3368, Page 23, in the Register's Office for Davidson County, Tennessee.

4. Restrictions stated in deeds of record in Book 4258, Page 58, Book 4375, Page 387 and Book 3963, Page 432, in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 6th day of December, 2012.

GRANTOR

615 MAIN BUILDING, L.P.

By: 615 Main Corp.,
General Partner

By: _____
Stan H. Hardaway, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, ~~the undersigned~~ Vicky McMillen, a Notary Public for the State and County aforesaid, Stan H. Hardaway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 6th day of December, 2012.

Notary Public

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

My Commission Expires: 1-24-15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Million Seven Hundred Thousand and No/100 Dollars ($2,700,000.00).

AFFIANT

SUBSCRIBED and sworn to before me, this 6th day of December, 2012.

VAN P. EAST, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires:
July 12, 2016

EXHIBIT A

Tract I:

Being part of Lots 7, 8, 9 and 10 on the plan of Hobson & Wheless' First Addition to Edgefield, now East Nashville, as of record in Book 21, Page 8, Register's Office for Davidson County, Tennessee, being a parcel of land located in the Fifth Councilmanic District, and being more particularly described by survey by South Central Engineering Co., Inc., dated December 11, 1984, as follows:

Beginning at a point, this point being a spike in the northern boundary of Main Street, 75 feet west of the centerline of Seventh Street; thence south 62 degrees 16 minutes west, 200.31 feet along the northern boundary of Main Street to an iron pin; thence leaving Main Street and following the edge of the Hardaway Construction Company office building, the following three calls: north 27 degrees 43 minutes west, 60.50 feet to a point; south 62 degrees 16 minutes west 1.00 feet to a point; north 27 degrees 43 minutes west 53.00 feet to a point at the edge of a retaining wall; thence north 26 degrees 58 minutes west, 45.65 feet to an iron pin in the southern boundary of a 20 foot alley; thence north 62 degrees 07 minutes east, 200.19 feet along the southern boundary of the 20 foot alley to an iron pin; thence south 27 degrees 55 minutes east, 159.66 feet to a spike in the northern boundary of Main Street, this being the point of beginning and containing 0.734 acres, more or less.

Tract II:

Being part of Lots 4, 5 and 6 on the plan of Hobson & Wheless' First Addition to Edgefield, now East Nashville, as of record in Book 21, Page 8, Register's Office for Davidson County, Tennessee, and being more particularly described by South Central Engineering Co., Inc., by survey dated December 11, 1984, as follows:

Beginning at a point, this point being a spike in the northern boundary of Main Street, 275.31 feet west of the centerline of Seventh Street; thence south 62 degrees 16 minutes west, 165.00 feet along the northern boundary of Main Street to an iron pin; thence leaving Main Street along a course north 27 degrees 53 minutes west, 158.73 feet to an alley; thence along the southern boundary of said alley north 62 degrees 07 minutes east 165.00 feet to an iron pin. Thence south 26 degrees 58 minutes east 45.65 feet to a point at the edge of a retaining wall. Thence south 27 degrees 45 minutes east, 53.00 feet following the edge of the Hardaway Construction Company office building. Thence north 62 degrees 16 minutes east a distance of 1.00 feet. Thence south 27 degrees 43 minutes east a distance of 60.50 feet to the point of beginning and containing 0.60 acres, more or less.

Land also known as follows:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the northerly margin of Main Street between North Sixth Street and North Seventh Street and being more particularly described as follows:

Beginning at a nail in the northerly margin of Main Street said nail being westerly 75 feet along said margin from the Centerline of North Seventh Street.

Thence, with said northerly margin, S 62 degrees 16' 00" W 365.48 feet to a point;

Thence, leaving said margin with the easterly line of First Baptist Church of East Nashville of record in Deed Book 10267, Page 594, R.O.D.C., N 27 degrees 53' 30" W 158.73 feet to an iron pin in the southerly margin of 20-foot Alley No. 277;

Thence, with said alley, N 62 degrees 06' 30" E, 365.25 feet to an iron pin;

Thence, leaving said alley, S 27 degrees 58' 18" E 159.74 feet to the point of beginning, containing 58,180 square feet or 1.34 acres, more or less.

Being the same property conveyed to 615 Main Properties, Ltd, by deed of record in Book 7741, Page 540, Register's Office for Davidson County, Tennessee.

Tract I: Being part of the same property conveyed to Hardaway Construction Company by deeds of record in Book 4587, Page 576, Book 4263, Page 16, Book 2864, Page 359, Book 3165, Page 605, Book 2859, Page 611, Book 3963, Page 432 said Register's office.

Tract II: Being part of the same property conveyed to Hardaway Construction Company by deeds of record in Book 6280, Page 470, Book 4577, Page 345 as re-recorded in Book 4580, Page 932, Book 2963, Page 347 said Register's office.

Being the same property conveyed to 615 Main Building, L.P., a Tennessee limited partnership, by Quitclaim Deed from 615 Main Properties, Ltd., a Tennessee limited partnership, recorded on the 2nd day of September, 2009, as Instrument No. 20090902- 0082195 in the Register's Office for Davidson County, Tennessee.

This legal description is the same as in previous deed of record.