BILL GARRETT, Davidson County
Trans:T20120099502 DEEDWARRSP
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Fees:28.00 Taxes:2405.00
20121228-0119984

SPECIAL WARRANTY DEED

FROM: American Realty Investors LTD. (L.P.)

TO: ASA REALTY HOLDINGS, LLC

This instrument was prepared by:
Sherrard & Roe, PLC (MDR)
1503rd Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
ASA REALTY HOLDINGS, LLC 2510 Perimeter Place Nashville, TN 37214	Same	134 14 0 048.00

STATE OF Georgia)
COUNTY OF Cobb)

The actual consideration for this transfer is $650,000.00.

Mary Ann Double
Affiant

Sworn to and subscribed before me, this 11th day of December, 2012.

Notary Public

My Commission Expires:_____

AMELIA K ZENNER NOTARY PUBLIC EXPIRES GEORGIA JAN. 20, 2015 COBB COUNTY PUBLIC

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **American Realty Investors LTD. (L.P.)**, a Georgia limited partnership (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **ASA REALTY HOLDINGS, LLC**, a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns,

against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 27 day of December, 2012.

SELLER: American Realty Investors LTD. (L.P.), a Georgia limited partnership

By: Mary Ann Dauble
Mary Ann Dauble, its Authorized Agent

STATE OF Georgia)
)
COUNTY OF Cobb)

Before me, Pamela K. Zenner, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mary Ann Dauble, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent, of American Realty Investors LTD. (L.P.), a Georgia limited partnership, the within named bargainor, and that she as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by herself as Authorized Agent.

Witness my hand and seal, at office in Atlanta, Georgia, this 27th day of December, 2012.



Pamela K. Zenner
Notary Public

My Commission Expires: _____

EXHIBIT A

PROPERTY DESCRIPTION

Tract I

Being a parcel of land in Nashville, Urban Services District, Twenty-Eighth Councilmanic District, Davidson County, Tennessee, located on the westerly side of Antioch Pike between Harding Place and Perimeter Hill Drive, Being Lot 1 Perimeter 4-A & South Perimeter Park Sec 4-A Revision as of record in PL-20001221 0125098, R.O.D.C., and being more particularly described as follows:

Beginning, at an existing iron pin in the westerly right-of-way line of Antioch Pike as widened, said point being N 32° 41' 58" W, 414.3 feet, more or less from the centerline of Perimeter Hill Drive;

Thence, leaving said right-of-way line with the northerly line of Lot No. 1, as shown on the plan of Perimeter 4-A, as of record in Book 6250, Page 794, R.O.D.C.,
S 54° 30' 54" W, 204.18 feet to an existing iron pin;

Thence, with the westerly line of said Lot No. 1, S 33° 29' 28" E, 212.01 feet to an existing iron pin in the northerly line of property conveyed Michiel H. Paschall & Sherry Rye as of record in QC-20050113 0004807, R.O.D.C.

Thence, with said northerly line the following calls:
S 59° 26' 01" W, 170.48 feet to an existing iron pin;
S 53° 34' 57" W, 33.30 feet to an iron pin in the easterly line of Reserved Parcel as shown on the plan of Section 4-A, South Perimeter Park, as of record in Book 5200, Page 799, R.O.D.C.;

Thence, with said easterly line the following calls:
N 41° 41' 38" W, 3.46 feet to an iron pin;
N 31° 37' 24" W, 75.71 feet to a new iron pin on the easterly line of Lot 2 Perimeter 4-A & South Perimeter Park Sec 4-A Revision as of record in PL-20001221 0125098, R.O.D.C.;

Thence, with said easterly line of lot 2 the following calls:
N 31° 37'24" W, 54.99 feet to a set iron pin & cap;
N 80° 18'34" W, 10.00 feet to a set iron pin & cap on the easterly line of Lot 1 Section 4A South Perimeter Park as of record in Plat Book 5200, Page 799, R.O.D.C.;

Thence, with said easterly line of Lot 1 Section 4A South Perimeter Park,
N 37° 03' 37" W, 279.77 feet to an existing iron pin on the southerly line of Lot No. 2 as shown on the plan of Harding- Antioch Subdivision as of record in Book 6050, Page 47, R.O.D.C.;

Thence, with the southerly line of Lot No. 2 as shown on the plan of Harding- Antioch Subdivision, N 57° 15' 03" E, 224.48 feet;

Thence, leaving said line with the westerly line of property conveyed to Gerry J. Baggett by deed of record in Book 8198, page 498, R.O.D.C., S 33° 29' 28" E, 162.18 feet to a new iron pin;
Thence, with the southerly line of said Baggett property, N 54° 30' 54" E, 204.87 feet to a new iron pin in the westerly right-of-way line of Antioch Pike, as widened;

Thence, with said right-of-way line S 32° 41' 58" E, 50.06 feet to the point of beginning.

Containing 99,028 square feet or 2.27 acres, more or less.

Tract II

Non-exclusive rights under the easement established in the Declaration of the Temporary Parking Easement of record in Instrument No. 20010417-0037497, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to American Realty Investors LTD. (L.P.), a Georgia limited partnership, by deed from K & M Enterprises, or record as Instrument No. 20011101-0119578, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. All matters shown on the plat of record in Book 6250, Page 883 and Instrument No. 200012210125098, in the Register's Office for Davidson County, Tennessee.

2. Declaration of Protective Covenants for South Perimeter Park, of record in Book 5801, page 38, as corrected in Book 5920, page 427, in the Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictive Covenant of record in Book 6145, page 123, in the Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants contained in Deed of record in Book 6291, page 145, in the Register's Office for Davidson County, Tennessee.

5. Declaration of Restrictive Covenants for Perimeter Hill of record in Book 6297, page 371, in the Register's Office for Davidson County, Tennessee.

6. Memorandum and Lease Agreement by and between K & M Enterprises, a Tennessee general partnership and Paine Webber Incorporated, a Delaware limited liability corporation of record in Instrument No. 200010180103463, in Register's Office for Davidson County, Tennessee.

7. Declaration of Temporary Parking Easement of record in Instrument No. 200104170037497, in the Register's Office for Davidson County, Tennessee.

8. Taxes for 2013 and subsequent years, a lien not yet due and payable.

9. Matters disclosed on survey dated December 7, 2012 prepared by Barge Waggoner Sumner & Cannon, Inc.