BILL GARRETT, Davidson County
Trans:T20130008164 DEEDWARR
Recvd: 01/30/13 12:03 7 pgs
Fees:38.00 Taxes:1258.00
20130130-0009639

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Laurence M. Papel
Nelson Mullins Riley & Scarborough, LLP
315 Deaderick Street, 18th Floor
Nashville, Tennessee 37238

Address of New Owner:	Send Tax Bills to:	Map and Parcel No.:
100 Bush Street Suite 1730 San Francisco, California 34104	Same	Map 183; Parcels 46, 98 and 99

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE made and entered into as of the 15th day of July, 2012, by and between **HOBSON PARK, LLC**, a Georgia limited liability company ("Grantor"), and **BF ENTERPRISES, INC.**, a Delaware corporation ("Grantee").

W I T N E S S E T H:

That for and in consideration of credit in the amount of $_____ to be applied by Grantee to the debts and obligations owed by Grantor to Grantee, and other good and valuable considerations, the receipt of all of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real property, situated and being in the County of Davidson, State of Tennessee, to-wit:

SEE EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD the aforesaid real property, together with all the appurtenances and hereditaments thereunto appertaining, unto Grantee, its successors and assigns in fee simple forever.

This conveyance by Grantor is made in lieu of the foreclosure by Grantee of the Deed of Trust by Grantor in favor of Grantee, dated October 13, 2004, and recorded October 15, 2004, as Instrument No. 20041015-0124114, in the Register's Office of Davidson County, Tennessee (the "Deed of Trust").

It is the intent of the parties that the above described Deed of Trust not merge with the title acquired pursuant to this Deed in Lieu of Foreclosure.

the same to Grantee. This conveyance is made subject to the matters set forth on Exhibit "B" attached hereto.

WITNESS the signature on behalf of Grantor as of the day and year first above written.

GRANTOR:

HOBSON PARK LLC, a Georgia limited liability company

By: _____
Name: Donald A. Hausfeld
Its: Manager

By: _____
Name: W. Bonneau Ansley, Jr.
Its: Manager

STATE OF GEORGIA
COUNTY OF FULTON

Before me, Randolph A. Marks, a Notary Public in and for the State and County aforesaid, personally appeared **W. BONNEAU ANSLEY, JR.**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Manager of **HOBSON PARK LLC**, the within named bargainor, a Georgia limited liability company, and that he as such Manager, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as such Manager.

WITNESS my hand and seal at office, on this the 15th day of August, 2012.

_____
Notary Public

My Commission Expires:

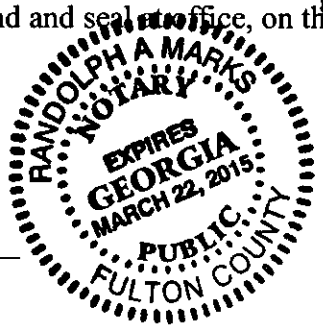
RANDOLPH A MARKS NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES MARCH 22, 2015

_____

STATE OF Georgia
COUNTY OF Fulton

Before me, Randolph A. Marks a Notary Public in and for the State and County aforesaid, personally appeared **DONALD A. HAUSFELD**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Manager of **HOBSON PARK LLC**, the within named bargainor, a Georgia limited liability company, and that he as such Manager, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as such Manager.

WITNESS my hand and seal at office, on this the 15th day of August, 2012.



Notary Public

My Commission Expires:

_____

~#4843-6682-2160 v.1~

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of January, 2013.

DEIRDRIU COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

5-5-15

EXHIBIT "A"

Three tracts of land located in the Thirty-second Councilmanic District of Nashville, Davidson County, Tennessee near Interstate 24 and Old Hickory Boulevard, being more particularly described as follows:

Tract One

Beginning at the intersection of the westerly right-of-way of Old Hickory Boulevard and the northerly right-of-way of Hobson Drive;

Thence with said right-of-way of Hobson Drive northwesterly with a curve to the right 404.25 feet, said curve having a radius of 807.77 feet, a central angle of 28°40'26" and a chord of 400.05 feet at North 59°24'15" West;

Thence North 27°50'30" East, 337.17 feet to an iron road;

Thence North 75°53'00" East, 116.54 feet to the westerly right-of-way of Old Hickory Boulevard and Interstate 24;

Thence with said right-of-way as follows:

South 33°46'24" East, 111.77 feet;
South 10°54'42" East, 207.37 feet;
South 05°38'09" West, 195.92 feet to a concrete monument;
Southwesterly with a curve to the right 39.49 feet to the beginning, said curve having a radius of 11,359.16 feet, a central angle of 00°11'57" and a chord of 39.49 feet at South 12°05'07 ½" West;

Containing 125,966 square feet or 2.892 acres, more or less.

Tract Two

Beginning at the intersection of the westerly right-of-way of Old Hickory Boulevard and the southerly right-of-way of Hobson Drive;

Thence with said right-of-way of Old Hickory Boulevard as follows:

South 12°16'38" West, 29.84 feet;
South 04°57'32" West, 156.90 feet to an iron rod in the northerly boundary of the Re-Sub. Plan of Gilroy Church of Christ Property of record in Plat Book 5210, Page 80, R.O.C.C.;

Thence with said northerly boundary North 83°27'22" West, 252.05 feet to an iron rod at a northeasterly corner of Phase Four, Section Seven "A", October Woods subdivision of record as Instrument Number 20000907-0088379, R.O.D.C.;

Thence with said subdivision North 82°38'10" West, 313.79 feet;

Thence North 43°32'47" East, 401.94 feet to the southerly right-of-way of Hobson Drive;

Thence with said right-of-way southeasterly with a curve to the left 354.57 feet to the beginning, said curve having a radius of 741.66 feet, a central angle of 27°23'31" and a chord of 351.21 feet at South 60°08'57 ½" East;

Containing 116,656 square feet or 2.678 acres, more or less.

Tract Three

Beginning in the southerly right-of-way of Hobson Drive, northwesterly 354.57 feet from the westerly right-of-way of Old Hickory Boulevard;

Thence South 43°32'47" West, 401.94 feet to the northerly boundary of Phase Four, Section Seven B, October Woods of record as Instrument Number 20000907-0088378, R.O.D.C.;

Thence with said boundary as follows:

North 82°44'11" West, 399.49 feet to an iron rod;
North 81°55'18" West, 399.90 feet to an iron rod;

Thence North 08°06'51" East, 790.04 feet to an iron rod;

Thence South 76°17'56" East, 827.27 feet to the southerly right-of-way of Hobson Drive;

Thence with said right-of-way as follows:

Southeasterly with a curve to the left 356.30 feet, said curve having a radius of 326.63 feet, a central angle of 62°30'00" and a chord of 338.89 feet at South 13°49'02" East;
South 45°04'02" East, 84.90 feet;
Southeasterly with a curve to the left 17.94 feet to the beginning, said curve having a radius of 741.66 feet, a central angle of 01°23'10" and a chord of 17.94 feet at South 45°45'37" East;

Containing 665,457 square feet or 15.277 acres, more or less.

Being the same property conveyed to Hobson Park, LLC; by deed from BF Enterprises, Inc., of record as Instrument No. 20041015-0124112 Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. Lien for taxes and assessments.

2. All matters shown on the Plan of record in Plat Book 4460, Page 34, and Surveyor's Certificate of Correction of record in Book 4544, Page 7, Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement of Record in Instrument Number 20011010-0110437, said Register's Office.

4. Temporary Access Road of record in Deed Book 11327, Page 954, Register's Office for Davidson County, Tennessee, as shown on the survey prepared by John M. Duffer, RLS No. 1431, Gresham Smith and Partners, Nashville, TN, dated October 8, 2004, project no. 23378.00.

5. All matters that would be shown by an accurate survey and inspection of the aforesaid real property.

6. All easements, licenses, restrictions and other matters of record on the date hereof.