GENERAL WARRANTY DEED

FROM:, Habanero, LLC,
Grantor

This instrument was prepared by:
Jeff R. King
Stites & Harbison, PLLC
Suite 800
401 Commerce Street
Nashville, Tennessee 37219

TO: Broadway Venture 2013, LLC,
Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers:
c/o Market Street Enterprises 138 2nd Avenue North Suite 300 Nashville, TN37201	(new owner)	09305404400

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Hundred Eighty Five Thousand and No/100 Dollars ($485,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 26th day of February, 2013.

Notary Public

My Commission Expires:

CYNTHIA L. SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
MAY 6, 2013

BILL GARRETT, Davidson County
Trans:T20130015965 DEEDWARR
Recvd: 02/26/13 14:47 5 pgs
Fees:28.00 Taxes:1794.50
20130226-0019227

01325N:121621:982540:1:NASHVILLE

FOR AND IN CONSIDERATION OF the sum of Four Hundred Eighty Five Thousand and No/100 Dollars ($485,000.00), the receipt and sufficiency of which are hereby acknowledged, Habanero, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Broadway Venture 2013, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 109 Rosa Parks Boulevard, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, 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 whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 26 day of February, 2013.

HABANERO, LLC

By: _____
Paresh Patel

Title: President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Cynthia L. Shaffer, a Notary Public of said County and State, personally appeared Paresh Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of Habanero, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as its President.

Witness my hand and seal, at Office in Nashville, Tennessee, this 26th day of February, 2013.

CYNTHIA L. SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
MAY 6, 2013

_____
Notary Public

My Commission Expires: _____

EXHIBIT A

Property Description

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Beginning at a nail on the right of way of Rosa L. Parks Blvd. (formerly 8th Avenue N) as widened, said point being the southeast corner of the herein described parcel and the northeast corner of a private alley;

Thence S 62 deg. 06 min. 33 sec. W 82.32 feet to a point;

Thence N 26 deg. 46 min. 24 sec. W 50.00 feet to a nail;

Thence along building wall N 62 deg. 06 min. 33 sec. E 82.24 feet to the building corner; said corner on the right of way of Rosa L. Parks Blvd.;

Thence with right of way S 26 deg. 51 min. 42 sec. E 50.00 feet to the point of beginning, containing 0.09 acres or 4113.34 sq. ft.

Being the same property conveyed to HABANERO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deed from LINEBERRY PROPERTIES, INC. of record in Instrument No. 20120326-0025172, dated March 15, 2012, said Register's Office.

The above description is the same as in the previous deed of record.

EXHIBIT B

Encumbrances

1. Davidson County taxes for 2012, Map-Par. 09305404400, $5,450.35, Unpaid, a lien now due and payable, but not yet delinquent until March 1, 2013.

2. Rights to ingress/egress of lot owner(s) in and to a private alley on the south side of said property as described in Book 115, Page 452, said Register's Office.