THIS INSTRUMENT PREPARED BY:
Joseph S. Klein, Esq.
Bouza, Klein & Kaminsky
950 S. Flower Street, Suite 100
Los Angeles, California 90015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, For this transfer is $9,500,000.00

Affiant

BILL GARRETT, Davidson County
Trans:T20130020607 DEEDWARR
Recvd: 03/13/13 16:15 4 pgs
Fees:23.00 Taxes:35150.00
20130313-0025127

Subscribed and sworn to me this 8th day of March, 2013

Notary Public

My Commission Expires:
3-8-2016

NOTARY PUBLIC
Rita McQuerry
My Commission Expires
March 8, 2016
STATE OF TENNESSEE

ADDRESS OF NEW OWNER:

Mountain Brook GP
310 Jefferson Street, Suite 111
Nashville, Tennessee 37208
Attn: Aaron White

SEND TAX BILL TO:

Same

MAP-PARCEL NO.

#16100024400
#16100023500

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Valley Brook Limited Partnership, an Ohio limited partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Mountain Brook GP, a Tennessee general partnership ("Grantee"), the representatives, successors and assigns of Grantee, certain real property in Davidson County, Tennessee, described as follows, to-wit:

LAND DESCRIBED ON EXHIBIT A HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, the heirs, representatives, successors and assigns of Grantee, forever. Said real property is conveyed subject to such limitations, restrictions and encumbrances of record as may affect the premises. Grantor hereby covenants with Grantee that said real property is free from all encumbrances except those encumbrances of record.

Grantor will, subject to the encumbrances of record, warrant and forever defend the right and title to the real property unto Grantee against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise. All exhibits referred to herein are attached hereto and incorporated herein by reference. 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.

Note: The legal description contained herein is based upon information provided to the preparer of this instrument and the preparer has not conducted any examination of the condition of title to the real property described herein.

IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be executed on the 1st day of March, 2013.

GRANTOR:

Valley Brook Limited Partnership, an Ohio limited partnership

By: MBS GP 80, L.L.C., a Delaware limited liability company, its general partner

By: MUDCO 4, Inc., a Missouri corporation, Sole Member

By: _____
Name: Hillary B. Zimmerman
Title: Vice President

STATE OF MISSOURI)
COUNTY OF ST LOUIS)

Before me, Tunderleah Walker, a Notary Public in and for the County and State aforesaid, personally appeared Hillary B. Zimmerman, 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 Vice-President of MUDCO 4, INC., a Missouri corporation, the Sole Member of MBS GP 80, L.L.C., a Delaware limited liability company, the general partner of Valley Brook Limited Partnership, an Ohio limited partnership, and that she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such Vice President.

WITNESS my hand and seal at office in St.Louis, Missouri, this 4 day of March 2013.

Tunderleah Walker
Notary Public

My commission expires:

3/7/16

TUNDERLEAH WALKER
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis City
My Commission Expires: March 07, 2016
Commission Number: 12414868

(SEAL)

EXHIBIT "A" TO LIMITED WARRANTY DEED
LEGAL DESCRIPTION OF PROPERTY

Tract I

Being a parcel of land in Nashville, Urban Services District, Fourth Councilmanic District (formerly known as First Civil District, Thirty-First Councilmanic District), Davidson County, Tennessee, being Lot No. 2A, as shown on the plan of Valley Brook Townhouses, Phase I and II, as of record in Plat Book 7900, page 702, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Valley Brook Limited Partnership, an Ohio limited partnership from Hickory Heights Partners, L.P., a Tennessee limited partnership by deed of record in Book 9185, page 56, in the Register's Office for Davidson County, Tennessee. See also Correction of Special Warranty Deed of record in Book 9199, page 911, in said Register's Office.

Tract II

Being a parcel of land in Nashville's Urban Services District, Fourth Councilmanic District (formerly known as First Civil District, Thirty-First Councilmanic District), Davidson County, Tennessee being Lot No. 4, as shown on the plan of Parcel 235, Lot 4 Valley Brook Townhouses as of record in Plat book 7900, page 647, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Valley Brook Limited Partnership, an Ohio limited partnership from Hickory Heights Partners II, L.P., a Tennessee limited partnership by deed of record in Book 9185, page 51, in the Register's Office for Davidson County, Tennessee. See also Correction of Special Warranty Deed of record in Book 9199, page 911, in said Register's Office.