BILL GARRETT, Davidson County
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Recvd: 03/20/13 14:01 3 pgs
Fees:18.00 Taxes:7400.00
20130320-0027711

This instrument was prepared by:
Laurence M. Papel
Nelson Mullins Riley & Scarborough, LLP
315 Deaderick Street, 18th Floor
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
Laurence M. Papel, Trustee c/o Nelson Mullins Riley & Scarborough, LLP 315 Deaderick Street, 18th Floor Nashville, Tennessee 37238	[Same]	093-11-0-032.00 093-11-0-036.00 093-11-0-037.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, J.E. STEVENSON ("Grantor"), does hereby transfer and convey unto LAURENCE M. PAPEL, TRUSTEE ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee and described with greater particularity in Exhibit A, attached and incorporated by reference (the "Property").

The above-referenced land is improved property commonly known as 519 and 521 2nd Avenue South and 518 3rd Avenue South, Nashville, Tennessee, 37210.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, his successors and assigns, forever;

AND Grantor does hereby covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple; that he has a good right to sell and convey the same; and that the same is unencumbered, except for the lien of ad valorem real estate taxes for 2013 and future years, not yet due and payable;

AND Grantor does further covenant and bind himself, his heirs, personal representatives and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

[The remainder of this page has intentionally been left blank.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of this 19th day of March, 2013.

GRANTOR:

J.E. STEVENSON

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J.E. Stevenson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal at office this 19th day of March, 2013.

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Signature

J. Trent Lehman

Print Notary Name

NOTARY PUBLIC
State of Tennessee at Large

My Commission Expires: 11/24/13

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater for this transfer is $2,000,000.00

Affiant

Subscribed and sworn to before me this the 19th day of March, 2013.

Notary Public

My Commission Expires: 11-24-2013

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A

Property Description

Tract 1, Map 93-11-32, 516 3rd Avenue South, Nashville, TN 37210

Land in Davidson County, Tennessee, being Lots 8, 9, 10, 11, 12, and 13 in the Subdivision of College Campus, not of record.

Said Lots adjoin and front together 150 feet on the easterly side of College Street, now Third Avenue South, and extend back 102 feet, more of less, to an alley, measuring 150 feet more or less, thereon.

Tract 2 Map 93-11-0-036.00 and Map 93-11-0-037.00 519-521 2nd Avenue South, Nashville TN 37210

Land in Davidson County, Tennessee, being Lots 6 and 7 on the plan of the Nashville University Lots, called "College Campus", not of record, and being described as follows:

Lot No. 6 fronts 25 feet on the westerly side of Second Avenue South, formerly Market Street, and runs back between parallel lines, parallel with and 25 feet north of the northerly margin of Highland Avenue, 101 feet, more or less, to an alley. Said Lot No. 7 fronts 25 feet on the westerly side of 2nd Avenue South, formerly Market Street, and runs back between parallel lines with the northerly margin of Highland Avenue or Troost Street, 101 feet, more or less, to an alley.

Being the same property conveyed to J. E. Stevenson by Quit Claim Deed from Wilson P. Stevenson, Jr., recorded on January 22, 2013, of record in Instrument No. 20130122-0006710, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit being recorded simultaneously herewith to properly reflect Map and Parcel 93-11-37 conveyed in said Quitclaim Deed.

The Property is part of the same property shown on that certain ALTA/ACSM Land Title Survey prepared by Michael R. Williams, RLS#1906, HFR Project No. 2013016, last revised March 7, 2013.