Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
UMH TN Holiday Village, LLC Juniper Business Plaza 3499 Route 9 North, Suite 3C Freehold, NJ 07728	71-03-0-045	UMH TN Holiday Village, LLC Juniper Business Plaza 3499 Route 9 North, Suite 3C Freehold, NJ 07728
This instrument prepared by: Bradley Arant Boult Cummings LLP (bw) 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **HOLIDAY MOBILE VILLAGE, LLC**, a Tennessee limited liability company (the "Grantor") has bargained and sold, and by these presents transfers and conveys to **UMH TN HOLIDAY VILLAGE, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by reference, together with all Grantor's right, title, and interest in and to buildings, improvements and fixtures affixed or attached thereto or situated thereon (but expressly excluding any manufactured home located thereon constituting a motor vehicle under T.C.A. 55-3-101, et seq.), and all rights, benefits, privileges, tenements, and appurtenances thereon and pertaining thereto including all of Grantor's right, title and interest in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (the "Property").

BILL GARRETT, Davidson County
Trans:T20130027010 DEEDWARRSP
Recvd: 04/03/13 13:20 4 pgs
Fees:23.00 Taxes:26825.00
20130403-0032904

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $7,250,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of April, 2013.

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/4/13

My Commission Expires NOV. 4, 2013

7/3103576.1

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on **Exhibit B**, which is attached hereto and incorporated herein by this reference.

This is improved property, known as 201 Grizzard Avenue, Nashville, Tennessee 37207.

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 2nd day of April, 2013.

HOLIDAY MOBILE VILLAGE, LLC

By: _____

Title: CEM

STATE OF TENNESSEE)

COUNTY OF DAVIDSON_____)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Thomas S. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Executive Mgr of HOLIDAY MOBILE VILLAGE, LLC, the within named bargainor, and that he as such Chief Executive Mgr., being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Chief Executive Mgr. of HOLIDAY MOBILE VILLAGE, LLC.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 1st day of April, 2013.

Theresa Hostetler
Notary Public

My Commission Expires:

THERESA HOSTETLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT A

Being property in Davidson County, Tennessee described according to the ALTA/ACSM Land Title Survey prepared by James Alan Francis, RLS No 1744, dated March 7, 2013, Project No 5928-13-2776, as follows:

Beginning at an iron rod situated in the northerly margin of Grizzard Avenue, said point also being the southwest corner of Jack and Christine Foster property of record in Instrument No. 20031024-0157351, R.O.D.C., TN;

Thence, along the margin of said road, N 78° 48' 11" W, a distance of 226.69 feet to an iron rod;

Thence, along said road, S 17° 46' 44" W, a distance of 40.27 feet to an iron rod;

Thence, leaving said road, N 78° 54' 36" W, a distance of 594.95 feet to an iron rod;

Thence, N 07° 01' 00" E, a distance of 92.00 feet to a concrete monument;

Thence, N 79° 39' 31" W, a distance of 1081.54 feet to a concrete monument;

Thence, N 06° 10' 33" E, a distance of 1388.96 feet to an iron rod;

Thence, N 12° 00' 16" E, a distance of 100.08 feet to an iron rod;

Thence, S 78° 57' 41" E, a distance of 842.31 feet to an iron rod;

Thence, S 79° 41' 12" E, a distance of 948.08 feet to a concrete monument;

Thence, S 16° 36' 07" W, a distance of 363.13 feet to a concrete monument;

Thence, S 80° 54' 05" E, a distance of 391.73 feet to an iron rod;

Thence, S 16° 37' 51" W, a distance of 1193.32 feet to the point of beginning and containing 2,968,827 square feet or 68.1549 acres of land, more or less.

Being the same property conveyed to HOLIDAY MOBILE VILLAGE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deed from W. F. POTEAT TRUST FAMILY LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP of record in Instrument No. 20080710-0070934, and by quitclaim deeds of record in Instrument No. 20080710-0070935 and in Instrument No. 20080710-0070936, dated July 7, 2008, said Register's Office.

EXHIBIT B

1. Taxes for the current year, a lien not yet due and payable, which have been prorated between the parties and assumed by Grantee.

2. Matters shown on the ALTA/ACSM Land Title Survey prepared by James Alan Francis, RLS No 1744, dated March 7, 2013, Project No 5928-13-2776.

3. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from Holiday Mobile Village, LLC to The Lamar Companies, of record in Instrument No. 20101112-0090635, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3990, Page 974, and in Book 7061, Page 107, said Register's Office.

5. Right-of-Way Easement of record in Book 1940, Page 242, said Register's Office.

6. Easement to The Tennessee Electric Power Company of record in Book 787, Page 22, said Register's Office.

7. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20101206-0096754, said Register's Office.