THIS INSTRUMENT PREPARED BY: **W. Lee Corbett, P.C.** **CORBETTCROCKETT** Suite 1050 American Center 3100 West End Avenue Nashville, Tennessee 37203 (615) 383-0500	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,823,640.00 **AFFIANT** Subscribed and sworn to before me this 15th day of May, 2013. Notary Public My Commission Expires:

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
4508 Charlotte Pike Partners 4121 Hillsboro Road, Suite 302 Nashville, TN 37215	SAME	Map 091-16; Parcel 6.00 Map 091-12; Parcels 160.00, 161.00, 162.00, 163.00 & 164.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Million Eight Hundred Twenty Three Thousand Six Hundred Forty and no/100 Dollars ($1,823,640.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the **Charlotte Heights Church of Christ, Inc.**, a Tennessee nonprofit corporation, successor by the merger of the West Nashville Heights Church of Christ with the Charlotte Avenue Church of Christ, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to **4508 Charlotte Pike Partners,** a Tennessee general partnership, hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Tract I:

Land lying in Davidson County, Tennessee, being Lots Nos. 419, 421 and a portion of Lot 423 of Block 68, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee. Included in the above description but specifically excluded therefrom is that property conveyed to the Metropolitan Government of Nashville and Davidson County,

Davidson County DEEDWARRSP
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Fees:33.00 Taxes:6747.47
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Tennessee by deed of record in Book 5917, page 510 Register's Office for Davidson County, Tennessee.

Tract I being part of the same property conveyed to the Trustees of the West Nashville Christian Church by Deed from the Nashville Land Improvement Company of record in Book 158, page 338, Register's Office for Davidson County, Tennessee.

Tract II:

Land lying in Davidson County, Tennessee, being Lots Nos. 422 and 424 of Block 70, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Tract II being the same property conveyed to J.E. Acuff, W.W. Doty and R.I. Wrather, Trustees for the Charlotte Avenue Church of Christ, and to their successor trustees and lawful assigns by Deed from Joseph R. Pratt and Andrew B. Pratt of record in Book 3647, page 107, Register's Office for Davidson County, Tennessee.

Tract III:

Land lying in Davidson County, Tennessee, being Lots Nos. 418 and 420 of Block 70, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Tract III being the same property conveyed to J.E. Acuff, W.W. Doty and R.I. Wrather, Trustees for the Charlotte Avenue Church of Christ, and to their successor trustees and lawful assigns by Deed from Cecil Allen and wife, Effie N. Allen, of record in Book 2806, page 617, Register's Office for Davidson County, Tennessee.

Tract IV:

Land lying in Davidson County, Tennessee, being Lots Nos. 412, 414 and 416 of Block 70, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Tract IV being the same property conveyed to J.E. Acuff, W.W. Doty and R.I. Wrather, Trustees for the Charlotte Avenue Church of Christ, and to their successor trustees and lawful assigns by Warranty Deed from Smith Wall, a widower, of record in Book 3309, page 425, Register's Office for Davidson County, Tennessee.

Tract V:

Land lying in Davidson County, Tennessee, being a portion of the former Alley No. 1200 lying between 46th Avenue North and Alley No. 1218, the said Alley No. 1200 having been closed, vacated, and abandoned by Metropolitan County Council Bill No. 64-380.

Tract VI:

Land lying Davison County, Tennessee, being the westerly 30 feet of Lots Nos. 20, 22 and 24, Block 47, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J.E. Acuff, W.W. Doty, and R.I. Wrather, Trustees for Charlotte Avenue Church of Christ, and to their successor trustees and lawful assigns by Warranty Deed from Johnnie H. Chapman and wife, Nina Jean Chapman of record in Book 3640, page 129, Register's Office for Davidson County, Tennessee.

Tract VII:

Land lying Davison County, Tennessee, being the easterly 80 feet of Lots Nos. 20, 22 and 24, of Block 47, Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J.E. Acuff, W.W. Doty, and R.I. Wrather, Trustees for Charlotte Avenue Church of Christ, and to their successor trustees and lawful assigns by Warranty Deed from Harold S. Brooks and wife, Artie G. Brooks of record in Book 3640, page 124, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set out below; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said lands to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise. 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.

This conveyance is made subject to the following exceptions:

1. Taxes for the year 2013 and subsequent years, a lien but not yet due and payable.

2. Easements retained in Metropolitan County Council Bill No. 64-380 closing, vacating, and abandoning Alley No. 1200.

3. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by Brain M. Reifschneider, RLS No. 2487, Blue Ridge Surveying, Inc., dated April 15, 2013:

   (a) Asphalt parking on adjoining property encroaches onto Tract IV of the land.

   (b) Asphalt parking on adjoining property encroaches onto Tracts VI and VII of the land.

   (c) Billboard located on tract VII of the land.

This is unimproved property commonly known as 4508 Charlotte Avenue, 4511 Alabama Avenue, 4509 Alabama Avenue, 4507 Alabama Avenue, former Alley No. 1200 lying between 46th Avenue North and Alley 1218, the said alley No. 1200 having been closed, vacated and abandoned by Metropolitan County Council Bill No. 64-380, 409 45th Avenue North (also known as 4505 Alabama Avenue), and 409 45th Avenue North, as the same are situated in Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this deed as of the 15th day of May, 2013.

Charlotte Heights Church of Christ, Inc., a Tennessee nonprofit corporation, successor by the merger of the West Nashville Heights Church of Christ with the Charlotte Avenue Church of Christ

By: _____
Jim Orman

By: _____
Jim Dillingham

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, an official Notary Public of the said county and state, JIM ORMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be a member of the Charlotte Heights Church of Christ, Inc., a Tennessee nonprofit corporation, the within named bargainor, and who acknowledged that as such member, being authorized to do so, he executed the foregoing instrument for the purposes therein contained, by signing the name of the nonprofit corporation by himself as a member.

WITNESS MY HAND, at office, this 14th day of May, 2013.

Brenda K. Froman
Notary Public

My Commission Expires: 3/23/15

BRENDA K. FROMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, an official Notary Public of the said county and state, JIM DILLINGHAM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be a member of the Charlotte Heights Church of Christ, Inc., a Tennessee nonprofit corporation, the within named bargainor, and who acknowledged that as such member, being authorized to do so, he executed the foregoing instrument for the purposes therein contained, by signing the name of the nonprofit corporation by himself as a member.

WITNESS MY HAND, at office, this 14th day of May, 2013.

Brenda K. Froman
Notary Public

My Commission Expires: 3/23/15

BRENDA K. FROMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, William L. Rosenberg, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Pamela G. Nash, a notary public for this county and state, William L. Rosenberg, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

Notary Seal:

