This Instrument Prepared By:
Lillian R. Gilmer
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

BILL GARRETT, Davidson County
Trans:T20130055772 DEEDWARRSP
Recvd: 07/01/13 14:32 5 pgs
Fees:28.00 Taxes:3.70
20130701-0067850

SPECIAL WARRANTY DEED

From: 800 MAIN DEVELOPMENT PARTNERS, LLC, a Tennessee limited liability company, Grantor

Tax Parcel Number:
08216044400

To: EAST NASHVILLE PROPERTIES, L.P. a Tennessee limited partnership, Grantee

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Address New Owner(s):
East Nashville Properties, L.P.
1030 Northpark Drive
Ridgeland, MS 39157

Name and Address of Person or Entity Responsible for Payment of Real Property Taxes:

East Nashville Properties, L.P.
1030 Northpark Drive
Ridgeland, MS 39157

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Thousand and No/100 Dollars ($1,000.00).

LISA A. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2015

Affiant

SUBSCRIBED AND SWORN TO before me, this the 28th day of June, 2013.

Notary Public

My Commission Expires: 07-06-2015

FOR AND IN CONSIDERATION OF the sum of One Thousand and No/100 Dollars ($1,000.00), the receipt and sufficiency of which are hereby acknowledged, 800 MAIN DEVELOPMENT PARTNERS, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto EAST NASHVILLE PROPERTIES, L.P., a Tennessee limited partnership, formerly known as EAST

NASHVILLEPROPERTIES, L.P., a Tennessee limited partnership ("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 unimproved property located at 715 Woodland Street, Nashville, TN 37206.

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 and Grantor has a good right to convey the Property.

And 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 claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B

(Signature appears on the following page)

Witness my hand this 28th day of June, 2013.

800 MAIN DEVELOPMENT PARTNERS, LLC, a Tennessee limited liability company

By: _____
Adam Leibowitz, its President

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me Dorothy L. Scurlock, a Notary Public in and for the State and County, aforementioned, personally appeared Adam Leibowitz, 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 President of 800 MAIN DEVELOPMENT PARTNERS, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as such officer of said limited liability company.

WITNESS my hand and official seal at office at Nashville, Tennessee, on this the 27th day of June, 2013.

Dorothy L Scurlock
Notary Public

DOROTHY L. SCURLOCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 8/17/15

EXHIBIT A

Legal Description

BEING located in the 6th Councilmanic District of Davidson County, Tennessee, being located north of the Woodland Street and South 8th Street intersection and being a portion of Lot 1 of the Resubdivision of East Nashville Properties Subdivision as recorded in Instrument No. 20130701-0067309 in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the northerly right-of-way of Woodland Street, said point also being N 24°53'19" W a distance of 4.00' from the southwesternmost corner of a closed portion of South 8th Street right-of-way (Metro Bill 66-855 and 68-412) on the south line of Lot 1 referenced above, and the easterly line common to what was formerly Lot 11 of the Hobson and Wheless 2nd Addition Edgefield as recorded in Deed Book 21, Page 21 in the Register's Office of Davidson County, Tennessee;

Thence leaving said northerly right-of-way of Woodland Street and continuing along with the easterly line of said former Lot 11 of the Hobson and Wheless 2nd Addition Edgefield, N 24°53'19" W a distance of 166.00' to a point in the southerly right-of-way of Public Alley #258;

Thence leaving said easterly line of said former Lot 11 of the Hobson and Wheless 2nd Addition Edgefield and continuing along with the southerly right-of-way of Public Alley #258, N 65°06'41" E a distance of 13.70' to a point being a closed portion of South 8th Street right-of-way and the northwesternmost corner of an Easement Agreement (the "Easement") between East Nashville Properties, L.P. (f/k/a East NashvilleProperties, L.P.) and 800 Main Development Partners, LLC as recorded in Instrument No. 20120716-0062495, in the Register's Office of Davidson County, Tennessee;

Thence leaving said southerly right-of-way of Public Alley #258 and continuing along the westwardly line of the Easement, across a closed portion of South 8th Street right-of-way, S 24°53'19" E a distance of 166.00' to a point in the northerly right-of-way of Woodland Street and the southwesternmost corner of the Easement;

Thence along the northerly right-of-way of Woodland Street S 65°06'41" W a distance of 13.70', which is the point of beginning, having an area of 2,274 square feet, 0.05 acres, more or less.

All bearings based on Tennessee State Plane (NAD 83).

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated June 28, 2013.

Being a portion of the property conveyed by Double A Development, LLC to 800 Main Development Partners, LLC by Quitclaim Deed dated May 3, 2011 and recorded in Instrument No. 20110505-0034573 and recorded in the Register's Office of Davidson County, Tennessee, and being the same property conveyed by 800 Main Development Partners, LLC to East NashvilleProperties, L.P. (n/k/a East Nashville Properties, L.P.) by Ground Lease dated July 16, 2012 and recorded as Instrument No. 20120716-0062494, said Register's Office.

EXHIBIT B

ENCUMBRANCES

ENCUMBRANCES

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

2. All matters set out in document, including, but not limited to, restrictions of record in Book 4220, page 432, Register's Office for Davidson County, Tennessee.

3. Subject to a street/alley closing and any Easement(s) retained in the Ordinance No. 66-855 filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

4. Subject to a street/alley closing and any Easement(s) retained in the Ordinance No. 68-412 filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

5. Declaration of Land Use Restrictive Covenants between East Nashville Properties, L.P. and Tennessee Housing Development Agency of record in Instrument No. 20120716-0062496, Register's Office for Davidson County, Tennessee.

6. Those matters set forth per Plat recorded in Instrument No. 20130701-0067309, Register's Office for Davidson County, Tennessee.

7. Terms and conditions set forth within that certain Easement Agreement dated July 2, 2012 between East Nashville Properties, L.P. (f/k/a East NashvilleProperties, L.P.) and 800 Main Development Partners, LLC as recorded in Instrument No. 20120716-0062495, Register's Office for Davidson County, Tennessee.

8. All matters shown on the plat of survey of Brian M. Reifschneider, Tenn. RLS No. 2487, with Blue Ridge Surveying, Inc., dated June 28, 2013.

9. Deed of Trust with Security Agreement and Assignment of Rents and Leases executed by East Nashville Properties, L.P., a Tennessee limited partnership, to Metropolitan Development and Housing Agency, dated June 29, 2012 and recorded in Instrument No. 20120716-0062498, Register's Office for Davidson County, Tennessee.

10. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems (a/k/a Maintenance Agreement) recorded in Instrument No. 20130611-0059048, Register's Office for Davidson County, Tennessee.