BILL GARRETT, Davidson County
Trans:T20130071244 DEEDWARRSP
Recvd: 08/19/13 11:05 4 pgs
Fees:23.00 Taxes:3182.00
20130819-0086861

This Instrument Prepared By:
Kelly L. Worman
Nelson, Mullins, Riley & Scarborough, LLP
150 4th Avenue North, Suite 1100
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Frauvergnuegen, LLC 918 19th Avenue South Nashville, Tennessee 37212	Frauvergnuegen, LLC 918 19th Avenue South Nashville, Tennessee 37212
Map & Parcel No.: 092 120 23100	

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **THE 4-J L.P.**, a Tennessee limited partnership ("**Grantor**") has bargained and sold, and hereby transfers and conveys to **FRAUVERGNUEGEN, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at 1627 State Street, Nashville, Tennessee.

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $860,000.00.

Affiant

Subscribed and sworn to before me this 16 day of August, 2013.

Notary Public
My Commission Expires:

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

Executed as of the 16th day of August, 2013.

GRANTOR:

THE 4-J L.P., a
Tennessee limited partnership

By: State Street Corporation,
a Tennessee corporation
Its: General Partner

By: James T. Stansell
Name: James T. Stansell
Its: Secretary

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, James T. Stansell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Secretary of State Street Corporation, a Tennessee corporation (the "General Partner"), which is the general partner of The 4-J L.P., a Tennessee limited partnership (the "Grantor"), and is authorized by the General Partner to execute this instrument on behalf of the General Partner, the General Partner being authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand and seal at office this 16th day of August, 2013.

HARRIET M. GREEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Harriet M. Green
Notary Public

My Commission Expires:

January 11, 2017

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 332, 333 and 334 on Boyd Home Place, of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee

Said Lots Nos. 332, 333 and 334 front 50 feet each on the south side of State Street and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to The 4-J L.P., a Tennessee limited partnership, by quitclaim deed dated May 18, 1994, from James N. Stansell and wife Dolores R. Stansell, of record in Book 9359, Page 357, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

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

2. All matters appearing on the Plan of record as Book 21, Page 39, Register's Office for Davidson County, Tennessee.

3. Encroachment of two story block building across the western boundary of the Property, as shown on survey dated June 28, 2013, by R. Scot Cherry, T.R.L.S. No. 1512.