Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
East Side Development Partners, LLC 2515 Nolensville Pike Nashville, Tennessee 37211	Map/Parcel Nos. 82-12-210.00, 82-12-384.00, 82-12-229.00, 82-12-230.00 and 82-12-231.00	SAME

This instrument prepared by: Bradley Arant Boult Cummings LLP (MBN)
1600 Division Street, Suite 700, Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20130076411 DEEDWARRSP
Recvd: 09/04/13 12:20 7 pgs
Fees:38.00 Taxes:3515.00
20130904-0093127

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, DAVID A. SMITH, TRUSTEE OF THE DAVID A. SMITH INHERITANCE TRUST, as to an undivided one-half (1/2) interest, and DORA TOMCHAK, EXECUTRIX OF THE EDGAR E. HARLIN, JR. ESTATE, as to an undivided one-half (1/2) interest (collectively, the "Grantor"), have bargained and sold, and by these presents transfer and convey to EAST SIDE DEVELOPMENT PARTNERS, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is unimproved property located at the northwest corner of McFerrin Avenue and Main Street, Nashville, Tennessee.

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, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $950,000.00.

Affiant

Subscribed and sworn to before me this 30th day of August, 2013.

Notary Public
My Commission Expires: 11/17/2014

DOLORES HUFF ROE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires NOV. 17, 2014

Grantor covenants and binds itself and its heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

IN WITNESS WHEREOF, Grantor has executed this Deed this 30th day of August, 2013.

GRANTOR:

David A. Smith,
Trustee of the David A. Smith Inheritance Trust

Dora Tomchak,
Executrix of the Edgar E. Harlin, Jr. Estate

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David A. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the David A. Smith Inheritance Trust, and is authorized by said trust to execute this instrument as Trustee of the David A. Smith Inheritance Trust.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 30th day of August, 2013.

Brenda L. Farmer
Notary Public

My Commission Expires:
12-8-2014

BRENDA L. FARMER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.
My Commission Expires DEC. 8, 2014

STATE OF tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dora Tomchak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the Edgar E. Harlin, Jr. Estate, and is authorized by said estate to execute this instrument as Executrix of the Edgar E. Harlin, Jr. Estate.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 30th day of August, 2013.

Dolores Huff Roe
Notary Public

My Commission Expires:
11/17/14

DOLORES HUFF ROE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires NOV. 17, 2014

EXHIBIT A

DESCRIPTION OF PROPERTY

TRACT NO. I

Map & Parcel 082-12-0-210.00

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 36 on the Plan of Neill S. Brown's Addition to East Nashville, as of record in Book 57, page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 fronts 50 feet on the southerly side of Ramsey Avenue, formerly Silverdine Place and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to James M. Smith, Sr. and Edgar Harlin, Jr., by deed from Paul R. Shields and wife, Sallie G. Shields, of record in Book 5292, page 566, Register's Office for Davidson County, Tennessee.

James M. Smith, Sr., having transferred his interest in subject property by deed of record as Instrument No. 20080618-0062600, Register's Office for Davidson County, to Alice M. Smith and James M. Smith, Jr., Trustees of The Alice M. Smith Living Trust, established by the Revocable Trust Agreement of Alice M. Smith, dated May 5, 2008.

The Trustees of the Alice M. Smith Living Trust having since conveyed an undivided one-half interest of the Alice M. Smith Living Trust to James M. Smith, Jr. and David A. Smith, Trustees of the Alice M. Smith Bypass Trust and an undivided one-half interest of the Alice M. Smith Living Trust to James M. Smith, Jr. and David A. Smith, Trustees of the Alice M. Smith Tennessee Bypass Trust, as equal tenants in common, by Trustee's Deed of record in Instrument No. 20111222-0100122, Register's Office for Davidson County, Tennessee, then further conveyed to David A. Smith, Trustee of the David A. Smith Inheritance Trust, by deed of record as Instrument No. 20121221-0118018, said Register's Office.

TRACT NO. II

Map & Parcel 082-12-0-384.00

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot Nos. 33, 34 and parts of Lot Nos. 35, 42 and 71 on the Plan of Neill S. Brown's addition to Edgefield, as of record in Book 57, page 50 Register's Office for said County, and parts of Silverdene Place, formerly Georgia or Ramsey, and Myrtle Street, closed by Metropolitan County Council Bill No. 66-856, described together according to a survey by Barge, Waggoner & Summer, Engineers, dated August 3, 1965, revised October 17, 1966, as follows:

Beginning at an iron pin in the westerly margin of McFerrin Avenue at the northwest intersection of said Avenue and City Alley No. 277; thence with the northerly margin of said alley, South 65° 12' West, 128.42 feet to an iron pin at the northeast intersection of said alley and City Alley No. 717; thence with the easterly margin of Alley No. 717, North 24° 36' 20" West, 172.18 feet to an iron pin in the south margin of Silverdene Place at the beginning of a curve to the left having a radius of 238.68 feet; thence with the southeasterly margin of Silverdene Place, as relocated and the curve of same, northeastwardly

147.20 feet to an iron pin; thence continuing with said margin of Silverdene Place, relocated North 29° 58' 35" East, 92.30 feet to an iron pin in the southerly margin of Myrtle Street, relocated at the beginning of a slight curve to the left, having a radius of 209.57; thence eastwardly with the curve of the southerly margin of Myrtle Street, relocated 57.34 feet to an iron pin thence continuing with same, South 82° 33' East, 14.45 feet to an iron pin in the westerly margin of McFerrin Avenue; thence with said margin of McFerrin Avenue South 7° 27' West, 4.00 feet to an iron pin; thence South 7° 28' 30" West, 204.21 feet to an iron pin; thence South 7° 19' West, 57.35 feet to the point of beginning.

Being the same property conveyed to James M. Smith Sr., & Edgar E. Harlin, Jr., by deed from Commerce Union Bank, of record in Book 5022, page 137, Register's Office for Davidson County, Tennessee.

James M. Smith, Sr., having transferred his interest in subject property by deed of record as Instrument No. 20080618-0062600, Register's Office for Davidson County, to Alice M. Smith and James M. Smith, Jr., Trustees of The Alice M. Smith Living Trust, established by the Revocable Trust Agreement of Alice M. Smith, dated May 5, 2008.

The Trustees of the Alice M. Smith Living Trust having since conveyed an undivided one-half interest of the Alice M. Smith Living Trust to James M. Smith, Jr. and David A. Smith, Trustees of the Alice M. Smith Bypass Trust and an undivided one-half interest of the Alice M. Smith Living Trust to James M. Smith, Jr. and David A. Smith, Trustees of the Alice M. Smith Tennessee Bypass Trust, as equal tenants in common, by Trustee's Deed of record in Instrument No. 20111222-0100122, Register's Office for Davidson County, Tennessee, then further conveyed to David A. Smith, Trustee of the David A. Smith Inheritance Trust, by deed of record as Instrument No. 20121221-0118018, said Register's Office.

TRACT NO. III

Map & Parcel 082-12-0-229.00 and 082-12-0-230.00

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot Nos. 30 and 31 on the Plan of Neill S. Brown's Addition to East Nashville, as of record in Book 57, page 33 and 50, Register's Office for said County.

Said Lot Nos. 30 and 31 adjoin and front together 100 feet on the northwesterly side of Main Street and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to James M. Smith, Sr. and Edgar E. Harlin, Jr. by deed from Genese Busty Carter and Beneva Busby Reynolds of record in Book 2747, page 523, Register's Office for Davidson County, Tennessee.

James M. Smith, Sr., having transferred his interest in subject property by deed of record as Instrument No. 20080618-0062600, Register's Office for Davidson County, to Alice M. Smith and James M. Smith, Jr., Trustees of The Alice M. Smith Living Trust, established by the Revocable Trust Agreement of Alice M. Smith, dated May 5, 2008.

The Trustees of the Alice M. Smith Living Trust having since conveyed an undivided one-half interest of the Alice M. Smith Living Trust to James M. Smith, Jr. and David A. Smith, Trustees of the Alice M. Smith Bypass Trust and an undivided one-half interest of the Alice M. Smith Living Trust to James M. Smith, Jr. and David A. Smith, Trustees of the Alice M. Smith Tennessee Bypass Trust, as equal tenants in common, by Trustee's Deed of record in Instrument No. 20111222-0100122, Register's Office for

Davidson County, Tennessee, then further conveyed to David A. Smith, Trustee of the David A. Smith Inheritance Trust, by deed of record as Instrument No. 20130426-0041843, said Register's Office.

TRACT NO. IV

Map & Parcel 082-12-0-231.00

Land in Davidson County, Tennessee, more particularly described as follows:

Being part of Lot No. 32 in Neill S. Brown's Addition to Edgefield, now East Nashville, as of record in Book 57, page 50, Register's Office for said County, and described according to a survey made by Barge, Waggoner & Sumner, Engineers, May 26, 1965, as revised October 17, 1966, as follows:

Beginning on an iron pin in the northerly margin of Main Street, as widened, and as shown on the plan of Dedication of Main Street, of record in Book 4175, page 94, said Register's Office, also being in the line between Lot Nos. 31 and 32; thence with the line between said Lots, North 24° 41' West, 160.00 feet to a concrete monument in the southerly margin of an alley; thence with the southerly margin of said alley, North 65° 12' East, 153.36 feet to an iron pin in the westerly margin of McFerrin Avenue; thence with the westerly margin of McFerrin Avenue, South 7° 22' West, 179.23 feet to an iron pin at the beginning of a curve; thence with said curve in a southwesterly direction with a radius of 17.50 feet, a distance of 17.68 feet to an iron pin in the northerly margin of Main Street as of the Plan of Dedication above mentioned; thence with the northerly margin of Main Street, South 65° 12' West, 43.58 feet to the beginning.

Being part of the same property conveyed to James M. Smith and Edgar E. Harlin, Jr., by deed from The Nashville Housing Authority, of record in Book 4791, page 379, Register's Office for Davidson County, Tennessee.

James M. Smith, Sr., having transferred his interest in subject property by deed of record as Instrument No. 20080618-0062600, Register's Office for Davidson County, to Alice M. Smith and James M. Smith, Jr., Trustees of The Alice M. Smith Living Trust, established by the Revocable Trust Agreement of Alice M. Smith, dated May 5, 2008.

The Trustees of the Alice M. Smith Living Trust having since conveyed an undivided one-half interest of the Alice M. Smith Living Trust to James M. Smith, Jr. and David A. Smith, Trustees of the Alice M. Smith Bypass Trust and an undivided one-half interest of the Alice M. Smith Living Trust to James M. Smith, Jr. and David A. Smith, Trustees of the Alice M. Smith Tennessee Bypass Trust, as equal tenants in common, by Trustee's Deed of record in Instrument No. 20111222-0100122, Register's Office for Davidson County, Tennessee, then further conveyed to David A. Smith, Trustee of the David A. Smith Inheritance Trust, by deed of record as Instrument No. 20121221-0118018, said Register's Office.

EXHIBIT B

PERMITTED ENCUMBRANCES

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