This Instrument Prepared By:
BASS & BASS, Attorneys at Law
P. O. BOX 500, Carthage, TN 37030

Address New Owner as follows:	Send Tax Bill To:	Map & Parcel
Nashville Hospitality Capital, LLC 136 East 57th Street 10th Floor New York, New York 10022	Nashville Hospitality Capital, LLC 136 East 57th Street, 10th Floor New York, New York 10022	093-10-0-032 & 093-10-0-033 Possession: _____ 2013 taxes prorated at closing

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,850,000.00.

Affiant

Subscribed & sworn to before me this 13 day of November, 2013.

Notary Public

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/11/17

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **CLARK AVENUE PARTNERSHIP,** a Tennessee General Partnership composed of **JOHN A. CARPENTER, DAVID R. WRIGHT** and **CLARK AVENUE, LLC,** a Tennessee Limited Liability Company, (Grantor) in favor of **NASHVILLE HOSPITALITY CAPITAL, LLC,** a Delaware Limited Liability Company, (Grantee).

FOR AND IN CONSIDERATION of the sum of *FOUR MILLION EIGHT HUNDRED FIFTY THOUSAND and NO/100 DOLLARS ($4,850,000.00)*, cash in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, Grantor, has this day bargained and sold, and does hereby transfer and convey unto **GRANTEE** herein, its successors and assigns, the following described tract or parcel of land located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters as set forth on Exhibit B.

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

BILL GARRETT, Davidson County
Trans:T20130096868 DEEDWARRSP
Recvd: 11/13/13 15:23 5 pgs
Fees:28.00 Taxes:17945.00
20131113-0117492

Grantor warrants the title against all persons claiming by, through and under the Grantor, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS GRANTORS' HANDS on this the 13 day of November, 2013.

GRANTOR:

CLARK AVENUE PARTNERSHIP

By: _____
JOHN A. CARPERNTER
Partner

By: _____
DAVID R. WRIGHT
Partner

CLARK AVENUE, LLC
Partner

By: _____
STEPHEN L. WHITE
Managing Member

ACKNOWLEDGEMENTS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the County and State aforesaid, personally appeared **JOHN A. CARPENTER**, with whom I am personally acquainted and who upon oath acknowledged himself to be a General Partner of **CLARK AVENUE PARTNERSHIP,** a Tennessee General Partnership, the within named bargainor, and that as such Partner and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership, by the said General Partner.

DATED this the 13 day of November, 2013.

Notary Public

JAMES DAVID BASS
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

My Commission Expires: 11/16/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the County and State aforesaid, personally appeared **DAVID R. WRIGHT**, with whom I am personally acquainted and who upon oath acknowledged himself to be a General Partner of **CLARK AVENUE PARTNERSHIP,** a Tennessee General Partnership, the within named bargainor, and that as such Managing Partner and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership, by the said General Partner.

DATED this the 13 day of November, 2013.

Notary Public

JAMES DAVID BASS
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

My Commission Expires: 11/16/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the County and State aforesaid, personally appeared **STEPHEN L. WHITE**, with whom I am personally acquainted and who upon oath acknowledged himself to be a Managing Member of **CLARK AVENUE, LLC,** a Tennessee Limited Liability Company, and one of the within named general partners, and that as such Managing Member and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Partnership, by the said Managing Member.

DATED this the 13 day of November, 2013.

Notary Public

JAMES DAVID BASS
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

My Commission Expires: 11/16/15

SPECIAL WARRANTY DEED
EXHIBIT A

BEING a certain tract or parcel of land lying and being in Davidson County, Tennessee, being bounded and described as follows:

BEING a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 1, 15, 16, 17 and Part of 2 of the Webb & Neal's Subdivision, as of record in Plat Book 57, Page 68, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a pk nail set at the intersection of the southerly right of way line of Clark Place, 54 feet in width and the easterly right of way line of 9th Avenue South, 40 feet in width;

Thence leaving the easterly right of way line of 9th Avenue South, with the southerly right of way line of Clark Place, North 63 degrees 05 minutes 52 seconds East, 124.85 feet to a pk nail set at the intersection with the westerly right of way line of Alley, #115, 12 feet in width;

Thence leaving the southerly right of way line of Clark Place, with the westerly right of way line of Alley #115 South 26 degrees 23 minutes 47 seconds East, 152.90 feet to an iron rod set at the intersection with the northerly right of way line of Alley #123, 12 feet in width;

Thence leaving the westerly right of way line of Alley #115, with the northerly right of way line of Alley #123, South 63 degrees 36 minutes 13 seconds West 31.80 feet to a chiseled "X" in concrete at the intersection with the westerly right of way line of Alley #115, 20 feet in width;

Thence leaving the northerly right of way line of Alley #123 with the westerly right of way line of Alley #115, South 26 degrees 12 minutes 31 seconds East 98.87 feet to a point at the corner common with the property of Dismas Charities Properties, Inc., as of record in Instrument Number: 20040107-0002870, at the Register's Office for Davidson County, Tennessee.

Thence leaving the westerly right of way line of Alley #115 with the northerly property line of Dismas Charities Properties, Inc., South 62 degrees 31 minutes 14 seconds West, 92.00 feet to an "X" on concrete in the easterly right of way line of 9th Avenue South.

Thence with the easterly right of way line of 9th Avenue South, North 26 degrees 33 minutes 48 seconds West 252.40 feet to the point of **BEGINNING,** containing 28,191 square feet or 0.647 acres, more or less.

BEING the same property vested in Clark Avenue Partnership, A Tennessee general partnership composed of John A. Carpenter, David R. Wright and Clark Avenue, LLC, a Tennessee limited liability company, of record in Deed Book 10323, Page 214, Register's Office for Davidson County, Tennessee.

Commonly known as 300, 304 & 312 9th Avenue South, Nashville, Tennessee.

SPECIAL WARRANTY DEED
EXHIBIT B

EXHIBIT "B" Permitted

Encumbrances

1. All covenants, restrictions, conditions, casements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

2. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

3. Such matters as shown on the plat of Clark Place Subdivision, of record in Plat Book 1, Page 139, Register's Office for Davidson County, Tennessee.

4. Such matters shown on the survey of an unknown date by Cherry Land Surveying, Tennessee Registered Land Surveyor No. 1512, 622 West Iris Drive, Nashville, TN 37204.

5. Such matters shown on the survey dated June 12, 2013, revised June 20, 2013 by Cherry Land Surveying, Tennessee Registered Land Surveyor No. 1512, 622 West Iris Drive, Nashville, TN 37204.

6. Such matters as shown on the plat of Neal's Subdivision, of record in Plat Book 57, Page 68, Register's Office for Davidson County, Tennessee.

7. Easements and other rights retained by Metropolitan Government of Nashville and Davidson County, Tennessee in and to that portion of Alley No. 123 now closed, as set out in Metro Ordinance No. 76-196, dated June 16, 1976.