BILL GARRETT, Davidson County
Trans:T20140007625 DEEDWARRSP
Recvd: 02/03/14 11:12 6 pgs
Fees:33.00 Taxes:27121.00
20140203-0009310

SPECIAL WARRANTY DEED

Instrument Prepared by:	Owner/Responsible Taxpayer
Paul J. Goldman Goldman Attorneys, PLLC 210 Washington Avenue Extension Square Albany, New York 12205	Summit Jamestown, LLC 1640 S. Sepulveda Blvd #308 Los Angeles, California 90025
After Recording Return To:	Source of Grantor's Title:
Salvador P. LaViña Eisner Kahan Gorry Chapman Ross & Jaffe 9601 Wilshire Boulevard Suite 700 Beverly Hills, California 90210	Deed recorded in the Davidson County Register's Office in Book 10128 at Page 244
	Tax Parcel No. See Exhibit "A" attached hereto

STATE OF CALIFORNIA)
) SS.:
COUNTY OF LOS ANGELES)

I, or we, hereby swear or affirm that the actual consideration for the transfer of the property transferred, whichever is greater, is $7,330,000.

SUMMIT JAMESTOWN, LLC,
a Delaware limited liability company

By: Summit Equity Investments, Inc.,
a California corporation
Its: Manager

By: _____
Joseph S. Rosen, President

State of California)
) SS
County of Los Angeles)

Subscribed and sworn to (or affirmed) before me on this 29th day of January, 2014, by Joseph S. Rosen, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(Seal)

JAIME ALMANZA
Commission # 1933749
Notary Public - California
Los Angeles County
My Comm. Expires Apr 24, 2015

Signature _____

STATE OF TENNESSEE)
) SS.:
COUNTY OF DAVIDSON)

THIS SPECIAL WARRANTY DEED, is made January 31, 2014 by **BIBISCO, INC.**, a New York business corporation at c/o Tri-City Rentals, LLC, 255 Washington Avenue Extension, Albany, New York 12205 (the "Fee Interest Grantor") and **JAMESTOWN APARTMENTS, LLC**, a Tennessee limited liability company, whose mailing address is c/o First Management Services, 1205 Division Street, Nashville, Tennessee 37203 (the "Leasehold Interest Grantor") (collectively, the Fee Interest Grantor and the Leasehold Interest Grantor are hereinafter called the "Grantor") to **SUMMIT JAMESTOWN, LLC**, a Delaware limited liability company, with a mailing address at 1640 S. Sepulveda Blvd., #308, Los Angeles, California 90025 (the "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of $10.00, to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and sells to the Grantee, its successors and assigns forever, the following described land, situate, lying and being in the County of Davidson, State of Tennessee.

The Land in Davidson County, Tennessee, being Lot Nos. 77 through 84, and 96 through 103, as shown on the plan of Section Three Parkview Estates of record in Book 4175, page 68, Register's Office, Davidson County, Tennessee, and also being Lot "A" and Lot No. 95 on the Resubdivision of Lots 85 through 95 on the Plan of Section Three Parkview Estates of record in Book 4470, page 74, Register's Office, Davidson County, Tennessee.

Being the same premises conveyed to Bibisco, Inc., a New York corporation by deed of record in Book 10128 at Page 244 in the said Register's Office. Intending to merge all of the right, title and interest of the Fee Interest Grantor and the Leasehold Interest Grantor in the Grantee and to thereafter terminate the leasehold interest referenced in recorded Instrument No.: 20110228-0015948 in said Register's Office.

TO HAVE AND HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereto belonging unto the said Grantee, heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said property, that each of the Fee Interest Grantor and the Leasehold Interest Grantor has a good and lawful right to sell and convey the same.

GRANTOR FURTHER COVENANTS with said Grantee and binds itself, its heirs, successors, and assigns to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its heirs and assigns, against the lawful claims and demands of all persons whatsoever.

All warranties of the Grantor herein contained are expressly limited to those persons or parties claiming by through or under Grantor.

This conveyance is subject to the terms, covenants and conditions of a certain Assumption and Release Agreement dated January 31, 2014 by and among the Fee Interest Grantor, the Grantee, U.S. Bank National Association, as Trustee for the Registered Holders of Wells Fargo Commercial Mortgage Securities, Inc., Multifamily Mortgage Pass-Through Certificates, Series 2011-K703, W. Kirby Davis, Jr., Jack Bibas, Michael Thom, Joseph S. Rosen, and Ryan P. Lynch.

Subject to all easements, covenants and restrictions that are of record at said Register's Office.

IT WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed in its name on the date set forth in the acknowledgement below but to be effective for all purposes as of the date first above written.

	GRANTOR:
Witnesses: Print Name: Paul J. Goldman	BIBISCO, INC., A New York corporation By: Morris Massry, Chairman of the Board
Witnesses: Print Name: Monica L. Barfield	JAMESTOWN APARTMENTS, LLC, A Tennessee limited liability company W. Kirby Davis, Jr., Manager

STATE OF NEW YORK)
) ss.:
COUNTY OF ALBANY)

On the 27 day of January, 2014, before me, the undersigned, personally appeared MORRIS MASSRY personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

PAUL J. GOLDMAN
Notary Public, State of New York
No. 4864023
Qualified in Albany County
Commission Expires: June 09, 2014

STATE OF TENNESSEE)
) ss.:
COUNTY OF DAVIDSON)

On the 28th day of January, 2014, before me, the undersigned, personally appeared W. KIRBY DAVIS JR. personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

MONICA L. BARFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

EXHIBIT "A"
TAX PARCELS

The properties being conveyed by the Grantor to the Grantee are the following:

Lot/Tract/Unit	#	Map/Parcel #
Lot	77	14711013500
Lot	78	14711013400
Lot	79	14711013300
Lot	80	14711013200
Lot	81	14711013100
Lot	82	14711013000
Lot	83	14711012900
Lot	84	14711012800
Lot	95	14707023300
Lot	96	14707023200
Lot	97	14711011700
Lot	98	14711011600
Lot	99	14707023100
Lot	100	14707023000
Lot	101	14707022900
Lot	102	14707022800
Lot	103	14707022700
Unit	A-1	147110B00100CO
Unit	A-2	147110B00200CO
Unit	A-3	147110B00300CO
Unit	A-4	147110B00400CO
Unit	A-5	147110B00500CO
Unit	A-6	147110B00600CO
Unit	A-7	147110B00700CO
Unit	A-8	147110B00800CO
Unit	B-1	147110B00900CO
Unit	B-2	147110B01000CO
Unit	B-3	147110B01100CO
Unit	B-4	147110B01200CO
Unit	B-5	147110B01300CO
Unit	B-6	147110B01400CO
Unit	B-7	147110B01500CO
Unit	B-8	147110B01600CO
Unit	B-9	147110B01700CO
Unit	B-10	147110B01800CO
Unit	C-1	147110B01900CO
Unit	C-2	147110B02000CO
Unit	C-3	147110B02100CO
Unit	C-4	147110B02200CO
Unit	C-5	147110B02300CO
Unit	C-6	147110B02400CO
Unit	C-7	147110B02500CO

Unit	C-8	147110B02600CO
Unit	C-9	147110B02700CO
Unit	C-10	147110B02800CO
Unit	D-1	147110B02900CO
Unit	D-2	147110B03000CO
Unit	D-3	147110B03100CO
Unit	D-4	147110B03200CO
Unit	D-5	147110B03300CO
Unit	D-6	147110B03400CO
Unit	D-7	147110B03500CO
Unit	D-8	147110B03600CO
Unit	D-9	147110B03700CO
Unit	D-10	147110B03800CO
Unit	D-11	147110B03900CO
Unit	D-12	147110B04000CO
Unit	E-1	147110B04100CO
Unit	E-2	147110B04200CO
Unit	E-3	147110B04300CO
Unit	E-4	147110B04400CO
Unit	E-5	147110B04500CO
Unit	E-6	147110B04600CO
Unit	E-7	147110B04700CO
Unit	E-8	147110B04800CO
Unit	E-9	147110B04900CO
Unit	E-10	147110B05000CO
Unit	F-1	147110B05100CO
Unit	F-2	147110B05200CO
Unit	F-3	147110B05300CO
Unit	F-4	147110B05400CO
Unit	F-5	147110B05500CO
Unit	F-6	147110B05600CO
Unit	F-7	147110B05700CO
Unit	F-8	147110B05800CO
Unit	F-9	147110B05900CO
Unit	F-10	147110B06000CO
Unit	G-1	147110B06100CO
Unit	G-2	147110B06200CO
Unit	G-3	147110B06300CO
Unit	G-4	147110B06400CO
Unit	G-5	147110B06500CO
Unit	G-6	147110B06600CO
Unit	G-7	147110B06700CO
Unit	G-8	147110B06800CO