This Instrument prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
UP Development, LLC	UP Development, LLC	MAP 08107014100
2003 Ninth Avenue North	5810 Vine Ridge	PARCEL
Nashville, TN 37208	Nashville TN 37205	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Metrocenter Properties, Inc.**,(the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **UP Development, LLC** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

BILL GARRETT, Davidson County
Trans:T20140010472 DEEDWARRSP
Recvd: 02/13/14 10:37 2 pgs
Fees:13.00 Taxes:40.70
20140213-0012803

Land in Davidson County, Tennessee, being the southerly 38 feet of Lot No. 26 on the Plan of Owen's Plan of Buena Vista, of record in Plat Book 57, Page 26, Register's Office for Davidson County, Tennessee, located west of Ninth Avenue North and north of Clay Street and being more particularly described as follows:

Beginning, at a point in the westerly margin of Ninth Avenue North, said point being 56.38 feet north along said margin from the northerly margin of Clay Street; thence, leaving said westerly margin, S 74 deg. 27 min. 52 sec. W, 129.00 feet to a point in the easterly margin of an alley; thence, with said alley, N 17 deg. 55 min. 07 sec. W, 38.00 feet to a point; thence, N 74 deg. 27 min. 52 sec. E, 129.00 feet to a point in the westerly margin of Ninth Avenue North; thence, with said margin, S 17 deg. 55 min. 07 sec. E, 38.00 feet to the point of beginning. Containing 4,898 square feet or 0.11 acres, more or less.

Being a portion of the same property conveyed to Metrocenter Properties, Inc., a Delaware corporation, by Deed from Metrocenter, Inc., a Tennessee corporation, of record at Instrument No. 20011016-0112581, Register's Office for Davidson County, Tennessee, dated October 3, 2001.

This is (X) UNIMPROVED

() IMPROVED property known as 2003 Ninth Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 10 day of February 2014

Metrocenter Properties, Inc.

By: _____

Its: President

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public of said county and state, Robert Alpert with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he as the President of **Metrocenter Properties, Inc.**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10 day of Feb, 2014

CARYN LEE PEEPLES
Notary Public, State of Texas
My Commission Expires
October 30, 2014

Notary Public

My Commission Expires:

STATE OF Texas
COUNTY OF Dallas

The actual consideration or value, whichever is greater, for this transfer is $11,000.00.

Affiant

Subscribed and sworn to before me this 12th day of February, 2014.

Notary Public

My Commission Expires: 10/18/16

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY