BILL GARRETT, Davidson County
Trans:T20140014247 DEEDWARRSP
Recvd: 02/28/14 15:39 4 pgs
Fees:23.00 Taxes:10175.00
20140228-0017537

SPECIAL WARRANTY DEED

FROM: Mayesco Partnership,
a Tennessee general partnership

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: Edward L. Smith and wife,
Karen D. Smith

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Edward L. Smith and Karen D. Smith 1183 W. Main Street Hendersonville, Tennessee 37075	Same	Maps: 93-6-4 Parcel: 45

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $2,750,000.00.

Edward L. Smith
Affiant

Sworn to and subscribed before me, this 28 day of February, 2014.

TRACI BRUCE
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

Traci Bruce
Notary Public

My Commission Expires: 3-3-14

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mayesco Partnership, a Tennessee general partnership** (the "Seller") by these presents does transfer, sell and convey unto **Edward L. Smith and wife, Karen D. Smith** (collectively, the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This improved property located at 209 and 211 Broadway, Nashville, Davidson County, Tennessee 37201.

Seller further covenants and binds Seller, its representatives, successors and assigns to warrant and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming by, through or under Seller, but not otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 29 day of February, 2014.

"SELLER" **Mayesco Partnership,**
a Tennessee general partnership

By: _____
William H. Eskind, General Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Traci Bruce, a Notary Public in and for the County and State aforesaid, personally appeared William H. Eskind of Mayesco Partnership, a Tennessee general partnership (the "Partnership"), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized General Partner of the Partnership, the within named bargainor, and that he as such General Partner of the Partnership, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by himself as General Partner.

Witness my hand and seal at office in Nashville, Tennessee, this 28 day of February, 2014.

Traci Bruce
Notary Public

TRACI BRUCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Bruce
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, described as follows: Being Lot No. 4 on the Plan of the partition of the Isaac Allen Property, being part of Lot No. 1 of the First Plan of Davidson Academy Lots, a plan of which partition is of record in Book 38, page 717, Register's Office for said County, and part of Lot No. 1 on the Plan of First Plan of Davidson Academy Lots, not of record, described together according to a survey make by Z.J. Wilkinson, Surveyor, April 17, 1945, as follows:

Beginning on the southerly margin of Broadway, formerly Broad Street, at a point 82 feet 6 inches east of the easterly margin of Third Avenue South, formerly College Street, being the corner of Lot Nos. 3 and 4 in the center of a party wall; thence with the center of said party wall, southwardly 120 feet to the northerly line of Lot No. 5; thence with said line, eastwardly 26 feet 2 inches; thence southwardly 27 feet; thence eastwardly 20 feet 6 inches; thence northwardly to the center of a party wall, continuing northwardly and with the center of said party wall, in all 147 feet to the southerly margin of Broadway; thence with same, westwardly 47 feet 2 inches to the beginning.

Being part of the same property conveyed to Mayesco, LLC, from Harris Gilbert, Trustee, by Deed of Record in Book 11280, Page 761, dated January 4, 1999, Register's Office for Davidson County, Tennessee. Mayesco, LLC is now known as Mayesco Partnership, successor by merger to Mayesco, LLC, pursuant to Certificate of Merger of record as Instrument No. 199912290309703, dated December 27, 1999, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year of 2014, a lien, due and payable.

2. Rutledge Hill Development Plan of record in Book 7084, Page 983 and Book 7631, Page 606, said Register's Office.

3. Metro Nashville Ordinance approving Amendment #3 to the Rutledge Hill Development Plan of record in Book 10512, Page 464, said Register's Office.

4. Metro Nashville Ordinance approving Amendment #4 to the Rutledge Hill Development Plan of record in Book 10512, Page 477, said Register's Office.

5. Capital Mall Redevelopment Plan of record in Book 7423, Page 374, said Register's Office.

6. Capital Mall Redevelopment Plan Restrictive Covenants of record in Book 8027, Page 865, Book 9208, Page 613, and Instrument No. 20050124-0008719, said Register's Office.

7. Metro Nashville Ordinance 97-755.

8. Metro Nashville Ordinance BL2002-1033.