This instrument was prepared by:
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BILL GARRETT, Davidson County
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20140312-0020501

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Coast 1031 Exchange, Inc. 5321 Scotts Valley Drive, Suite 205 Scotts Valley, CA 95066 Attn: Tom Foster	[Same]	Map 83-5 Parcels 212, 448

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, W.P. STEVENSON, JR., TRUSTEE OF STEVENSON TRUST NO. 8, a Tennessee trust ("Grantor"), does hereby transfer and convey unto COAST 1031 EXCHANGE, INC., a California corporation ("Grantee"), its successors and assigns, all of Grantors' right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee and described with greater particularity in Exhibit A, attached and incorporated by reference (the "Property").

The above-referenced land is improved property commonly known as 519 and 521 Gallatin Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever;

AND Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple; that they have a good right to sell and convey the same; and that the same is unencumbered, subject to the matters set forth on Exhibit B hereto;

AND Grantors do further covenant and bind themselves, their heirs, personal representatives and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

[The remainder of this page has intentionally been left blank.]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of this 11 day of March, 2014.

GRANTOR:

W.P. STEVENSON, JR., TRUSTEE OF STEVENSON TRUST NO. 8, a Tennessee trust

W. P. Stevenson Jr Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, W.P. Stevenson, Jr., Trustee of Stevenson Trust No. 8, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument on behalf of the trust for the purposes therein contained.

Witness my hand, at office, this 11th day of March, 2014.

CHERYL L. LEATHERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Cheryl L. Leathers
Notary Public

My Commission Expires: My Commission Expires AUG. 23, 2016

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater for this transfer is $1,200,000.00

Affiant

Subscribed and sworn to before me this the 14th day of March, 2014.

CHERYL L. LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires AUG. 23, 2016

Notary Public

My Commission Expires: _____

EXHIBIT A

Property Description

Land in the First Civil District of Davidson County, Tennessee, being Lot No. 12 and the westerly 106.5 feet of Lot No. 13 on the Plan of the subdivision of the Calvin Davis Lot, part of Block "B" in the F. O. Beazley's Plan of Lots, as of record in Book 57, Page 85, Register's Office for Davidson County, Tennessee, and also being Parcels 212 and 448 on Tax Map 83-5 and being more particularly described according to a survey by Ragan-Smith-Murphy and Associates, Inc., dated January 27, 1989, as follows:

Beginning at a drilled hole in concrete sidewalk at the intersection of the easterly right-of-way line of Gallatin Pike, U. S. 31 E, and the southerly right-of-way line of Stratton Avenue;

Thence, with the southerly right-of-way line of Stratton Avenue, S 80° 40' 02" E, passing the common corner of Lots 12 and 13 at 100 feet, a total of 206.50 feet to an iron pin set at the back edge of concrete sidewalk being the northwesterly corner of a 75-foot wide lot conveyed to Joseph H. Rutherford and wife, Mary Call Rutherford, by deed recorded in Book 6289, Page 863, and Book 6398, Page 200, Register's Office for Davidson County, Tennessee;

Thence, with the westerly line of said lot S 8° 57' 17" W 160.00 feet to an iron pin set on the northerly right-of-way of Alley No. 727;

Thence, with the northerly right-of-way line of Alley No. 727, N 80° 40' 02" W, 241.08 feet to an iron pin set on the easterly right-of-way line of Gallatin Pike;

Thence, with the easterly right-of-way line of Gallatin Pike N 21° 10' 00" E 163.47 feet to the point of beginning and containing 35,806 square feet or 0.822 of an acre.

Being the same property conveyed to W.P. STEVENSON, JR., TRUSTEE OF STEVENSON TRUST NO. 8, a Tennessee trust, by deed dated March 11, 2014 and recorded March 13, 2014, of record in Instrument No. 20140313-0020550 Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2014 and subsequent years, not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 57, Page 85 Register's Office for Davidson County, Tennessee.