SPECIAL WARRANTY DEED

FROM:
WEDGEWOOD TOWERS, L.P.,
Grantor

TO:
GYJ VENTURES, LLC,
Grantee

This instrument was prepared by:

Warren H. Wild, Jr.
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner(s):	Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes:	Map-Parcel Number(s):
GYJ Ventures, LLC, a Delaware limited liability company 5801 Clearwater Drive Minnetonka, MN 55343	Mid-State Holdings, LLC 5801 Clearwater Drive Minnetonka, MN 55343	105-09-0-451.00

STATE OF TN)

COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Twenty-Two Thousand and No/100 Dollars ($222,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 13th day of March, 2014.

Notary Public

My Commission Expires: 7-5-16

K. CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Davidson County DEEDWARRSP
Recvd: 03/28/14 12:19 6 pgs
Fees:33.00 Taxes:821.40
20140328-0025773

FOR AND IN CONSIDERATION OF the sum of Two Hundred Twenty-Two Thousand and No/100 Dollars ($222,000.00), the receipt and sufficiency of which are hereby acknowledged, **WEDGEWOOD TOWERS, L.P.**, a Tennessee limited partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **GYJ VENTURES, LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows (the "Property"):

Land Disposition Parcel No. 202-GR

Being part of Lot No. 1 on the Plan of Edgehill Estates, Section Fifty-Five of record in Book 4660, page 13, Register's Office for said County, described according to a survey made by David H. Parker, P.E., dated February 14, 1973, as follows:

Beginning at a concrete monument in the southerly right-of-way of Wedgewood Avenue, said monument being 654 feet, more or less, from the easterly right-of-way margin of 12th Avenue South and also the beginning of a curve to the right having a radius of 700 feet and a central angle of 10 deg. 47'; thence with said curve 131.74 feet to an iron pin, said iron pin being the beginning of a curve to the left having a radius of 700 feet and a central angle of 3 deg. 48'; thence with said curve a distance of 46.42 feet to an iron pin, said pin being the beginning of a curve to the right having a radius of 20.00 feet and a central angle of 87 deg. 48'; thence with said curve to the north margin of Alley No. 658-3/4 a distance of 30.65 feet to an iron pin, said iron pin being the beginning of a curve to the right having a radius of 33.08 feet and a central angle of 54 deg. 09'; thence with said curve a distance of 31.26 feet to an iron pin; thence with the north margin of said alley North 83 deg. 53' West, a distance of 128.25 feet; thence leaving said north margin of the alley North 9 deg. 50' East, a distance of 149.48 feet to the point of beginning.

Grantor further quitclaims to Grantee all of its rights title and interest is all of the following described property not contained within the boundaries of the Property:

BEING located in the 17th Councilmanic District of Davidson County, Tennessee, being located northwesterly of the Wedgewood Avenue and Waverly Road intersection and being part of Lot 1 of Section Fifty-Five Edgehill Estates as recorded as Plat Book 4660, Page 13, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an existing 5/8" iron pin monument in the southerly right-of-way of Wedgewood Avenue, said monument also being a northeasterly corner common to Lot 31 of Plan of A.V. Jones Subdivision as recorded as Plat Book 57, Page 147, in the Register's Office of Davidson County, Tennessee;

Thence leaving said Lot 31 of Plan of A.V. Jones Subdivision and continuing along with the southerly right-of-way of Wedgewood Avenue the following four calls: with a curve turning to the right with an arc length of 131.86', with a radius of 700.00', with a chord bearing of S 47°31'51" E, with a chord length of 131.66', to a new iron pin monument;

Thence with a reverse curve turning to the left with an arc length of 46.43', with a radius of 700.00', with a chord bearing of S 44°02'04" E, with a chord length of 46.42', to a new iron pin monument;

Thence with a reverse curve turning to the right with an arc length of 30.65', with a radius of 20.00', with a chord bearing of S 02°02'04" E, with a chord length of 27.74', to a new iron pin monument;

Thence with a compound curve turning to the right with an arc length of 31.26', with a radius of 33.08', with a chord bearing of S 68°56'26" W, with a chord length of 30.11', to a new iron pin monument, said monument being a point in the northerly right-of-way of Public Alley #682;

Thence leaving said southerly right-of-way of Wedgewood Avenue and continuing along with the northerly right-of-way of Public Alley #682, N 83°59'04" W a distance of 128.25' to a new iron pin monument, said monument being a southeasterly corner common to Lot 31 of Plan of A.V. Jones Subdivision;

Thence leaving said northerly right-of-way of Public Alley #682 and continuing along with the easterly line of Lot 31 of Plan of A.V. Jones Subdivision, N 09°43'56" E a distance of 149.52' to an existing 5/8" iron pin monument in the southerly right-of-way of Wedgewood Avenue, which is the point of beginning.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated June 3, 2013.

Being part of the same property conveyed to Wedgewood Towers, L.P., a Tennessee limited partnership, by Special Warranty Deed from Wedgewood Towers Apartments, L.P., an Indiana limited partnership, of record in Instrument No. 20040714-0084137, said Register's Office and dated 06/30/2004.

The Property is unimproved property known as Pt. Lot 1, Edgehill Estates, Section 55, Wedgewood Avenue, Davidson County, Tennessee.

This conveyance is expressly made subject to the following matters ("Permitted Encumbrances"):

1. Taxes for 2014. Lien not yet due and payable, which have been prorated and will be paid by Grantee.

2. All matters appearing on the Plan of record in Book 4660, page 13 and Book 4460, page 166, said Register's Office.

3. Subject to matters appearing on survey prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated June 3, 2013

4. Easements) in Book 4486, page 982; Book 4612, page 226; Book 4643, page 504 and Book 4659, page 13, said Register's Office.

5. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130709-0070569, said Register's Office.

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

Grantor covenants and binds Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from, under or with respect to the Permitted Exceptions), but not further or otherwise.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

SIGNATURE PAGE FOLLOWS

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

Witness my hand this 12th day of March, 2014.

GRANTOR:

WEDGEWOOD TOWERS, L.P., a Tennessee limited partnership

By: Wedgewood Towers GP, LLC, a Tennessee limited liability company, its General Partner

By: _____
Phillip L. Owen, Secretary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Jackie Wittstruck, a Notary Public of said County and State, personally appeared Phillip L. Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary of Wedgewood Towers GP, LLC, a Tennessee limited liability company ("Company"), which is the sole general partner of WEDGEWOOD TOWERS, L.P., a Tennessee limited partnership ("Partnership"), the within named bargainor, and that he as such Secretary of the Company, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company in its capacity as General Partner of the Partnership, and on its behalf, by himself as Secretary of the Company, and on its behalf.

Witness my hand and seal, at Office in Nashville, Tennessee, this 12th day of March, 2014.

Jackie Wittstruck
Notary Public

My Commission Expires: January 9, 2018

JACKIE WITTSTRUCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

