Address New Owner:	Send Tax Bills to:	Map-Parcel Nos.
Nashville Hospitality Capital LLC 95 East Lake Drive. Montauk, NY 11954 Attn: Kevin Fee	Same	09310002500 09310002800 09310002900
Return to and prepared by: Bradley Arant Boult Cummings LLP (RFW) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **THE UNITED METHODIST PUBLISHING HOUSE**, an Illinois not-for-profit corporation ("**Grantor**"), has bargained and sold, and hereby transfers and conveys to **NASHVILLE HOSPITALITY CAPITAL LLC**, a Delaware limited liability company ("**Grantee**"), its successors, and assigns, certain real property in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

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

Grantor does covenant with 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 unencumbered except for those exceptions included on Exhibit B, attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors and assigns to warrant specially and forever defend the title to the Property to the Grantee its successors and assigns, against the lawful claims of all persons claiming through or under the Grantor, but not further or otherwise.

This is improved property known as 301 8th Avenue South, 307 8th Avenue South and 315 8th Avenue South in Nashville, Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140021459 DEEDWARRSP
Recvd: 03/31/14 15:10 4 pgs
Fees:23.00 Taxes:30340.00
20140331-0026451

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $8,200,000.00.

Affiant

Subscribed and sworn to before me this 20th day of March, 2014.

MICHAEL S. PEEK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: January 9, 2018

[Signature page to Special Warranty Deed]

Executed this 31st day of March, 2014.

THE UNITED METHODIST PUBLISHING HOUSE,
an Illinois not-for-profit corporation

Larry L. Wallace
Senior Vice President and Chief Financial Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Barbara Kimmins, a Notary Public of the State and County aforesaid, personally appeared Larry L. Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior Vice President and Chief Financial Officer of The United Methodist Publishing House, an Illinois not-for-profit corporation, the within named bargainor, and that he as such Senior Vice President and Chief Financial Officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Senior Vice President and Chief Financial Officer.

WITNESS my hand, at office, in Nashville, Tennessee, this 28TH day of March, 2014.

Barbara Kimmins
Notary Public
My Commission Expires:

BARBARA KIMMINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 17, 2015

{AFFIX NOTARY STAMP/SEAL ABOVE}

7/3365072.4
063200-301005

EXHIBIT "A"

LEGAL DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a mark on concrete, at the intersection of the southerly right-of-way line of Clark Place, 54 feet in width, and the westerly right-of-way line of Eighth Avenue South, width varies;

Thence leaving the southerly right-of-way line of Clark Place, with the westerly right-of-way line of Eighth Avenue South, South 27 deg 12 min 40 sec East, 121.82 feet to an iron rod set;

Thence South 62 deg 47 min 20 sec West, 1.60 feet to an iron rod set;

Thence with a curve to the right, along an arc length of 64.45 feet, the central angle of which is 26 deg 16 min 51 sec, the radius of which is 140.50 feet, the chord of which is South 11 deg 25 min 00 sec East, 63.88 feet to an iron rod set;

Thence South 01 deg 43 min 25 sec West, 65.00 feet to an iron rod set;

Thence with a curve to the right, along an arc length of 54.32 feet, the central angle of which is 15 deg 43 min 07 sec, the radius of which is 198.00 feet, the chord of which is South 09 deg 34 min 59 sec West, 54.15 feet to an iron rod set;

Thence with a curve to the left, along an arc length of 31.49 feet, the central angle of which is 11 deg 04 min 02 sec, the radius of which is 163.00 feet, the chord of which is South 11 deg 54 min 31 sec West, 31.44 feet to an iron rod set at a corner common with the property of Charles E. Cooke, Et Ux, as of record in Instrument Number: 20030506-0060369, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Eighth Avenue South, with the northerly property line of Charles E. Cooke, Et Ux, South 62 deg 24 min 26 sec West, 68.27 feet to an existing iron rod in the easterly right-of-way line of Alley #115, 18.2 feet in width;

Thence with the easterly right-of-way line of Alley #115, North 26 deg 12 min 31 sec West, 144.51 feet to a pk nail set in the southerly right-of-way line of Alley #123, 12 feet in width;

Thence leaving the easterly right-of-way line of Alley #115, with the southerly right-of-way line of Alley #123, North 63 deg 36 min 13 sec East, 21.57 feet to a pk nail set at the intersection with the easterly right-of-way line of Alley #115;

Thence leaving the southerly right-of-way line of Alley #123, with the easterly right-of-way line of Alley #115, North 26 deg 23 min 47 sec West, 165.01 feet to an iron rod set in the southerly right-of-way line of Clark Place;

Thence leaving the easterly right-of-way line of Alley #115, with the southerly right-of-way line of Clark Place, North 63 deg 05 min 52 sec East, 144.54 feet to the POINT OF BEGINNING. Containing 40,841 square feet or 0.938 acres more or less.

Being the same property conveyed to Board of Publication of the Methodist Church Inc., as of record in Deed Book 4651, Page 202 and Deed Book 5015, Page 765, at the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Davidson County real property taxes for the year 2014, which have been prorated between the parties and assumed by Grantee.

2. Matters shown on the Plan of record in Book 1, page 139, Chancery Court for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 42, page 629, said Register's Office.

4. Easements as set forth in Consent Judgment and Final Decree of record in Instrument No. 20130715-0072830, said Register's Office.

5. All matters shown on the plat of survey by R. Scott Cherry, Tenn. RLS No. 1512, with Cherry Land Surveying, Inc., dated March 19, 2014, last revised March 20, 2014, Job No. 13176ALT.