ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Bon Urban Properties 1918 10th Avenue North Nashville, Tennessee 37208	018-08-0-024.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (SKL) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SULEIMAN ABOUS** and **SALAH AYESH,** each married individuals (together, "Grantor"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **BON URBAN PROPERTIES,** a Tennessee general partnership ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Exceptions"). This is improved property known as 904 Buchanan Street, Davidson County, Tennessee. Grantor hereby warrants that the Property has only been used for commercial puroses and is not the residence of the Grantor.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns in fee simple forever.

Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

BILL GARRETT, Davidson County
Trans:T20140030781 DEEDWARRSP
Recvd: 05/05/14 13:24 5 pgs
Fees:28.00 Taxes:629.00
20140505-0038024

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

Subscribed and sworn to before me this 1 day of May, 2014.

Notary Public
My Commission Expires: 9-9-2014

SUE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

7/3402531.2
5/1/2014

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the 1st day of May, 2014, to be effective May 1, 2014.

SULEIMAN ABOUS

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, I. Dyke Tatum, the undersigned, a Notary Public in and for said County and State, the within named Suleiman Abous, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 1st day of May, 2014.

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum

My Commission Expires:
5/8/2017

SALAH AYESH

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, I. Dyke Tatum, the undersigned, a Notary Public in and for said County and State, the within named Salah Ayesh, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 1st day of May, 2014.

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum

My Commission Expires:
5/8/2017

Exhibit A

Legal Description

Land in Davidson County, Tennessee, BEING Lots Nos. 1, 2, 3 & 4 on the map of J.L. Valentino's Subdivision of Lot No. 1 of the Woodward Plan, called "Maple Grove" of record in Book 57, page 83, Register's Office for Davidson County, more particularly described as follows:

Lot No. 1 of the Woodward Plan called Maple Grove Plan, of record in Book 57, page 83, Register's Office for Davidson County fronts 56 feet on the northerly side of Buchanan Street, formerly Hydes Ferry Pike, and runs back between lines 153 feet on the westerly side and 175 feet more or less on the easterly side along the westerly margin of Ninth Avenue North to an alley in the rear, on which it measures 13 feet.

Lot No. 2 and the easterly 18 2/3 feet of Lot No. 3 join, and front together 51 2/3 feet on the northerly side of Buchanan Street, and run back between lines 150 feet on the west line of the part of Lot No. 3, and 153 feet on the easterly line of Lot No. 2, to an alley on which they measure 51 2/3 feet.

Lot No. 4 and the remaining westerly feet of Lot No. 3 adjoin and front together 48 1/3 feet on the northerly side of Buchanan Street and run back between parallel lines a distance of 150 feet to an alley.

INCLUDED in the above description, but EXCLUDED from this conveyance is that portion of subject property vested in the State of Tennessee for the use and benefit of the Department of Highways by Consent Judgment of record in Book 4173, page 46, said Register's Office, described as follows:

Land in Davidson County, Tennessee, beginning at the intersection of the northerly margin of Buchanan Street and the westerly margin of Ninth Avenue, said point of intersection being the southeasterly corner of Lot No. 1 of the Woodward Plan, of record in Book 57, page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 also being part of that tract of land conveyed to Julia A. Waller by deed of record in Book 1338, page 518, Register's Office for Davidson County, Tennessee; thence along the northerly margin of Buchanan Street and the southerly boundary of said tract of land conveyed in Book 1338, page 518, Register's Office for Davidson County, Tennessee, North 75 degrees 33 minutes 46 seconds West 54.19 feet to a point; thence North 4 degrees 51 minutes 19 seconds West 9.74 feet to a point; thence eastwardly along an arc curving to the right and having a radius of 603.96 feet, 45.15 feet to a point on the westerly margin of Ninth Avenue; thence along the westerly margin of Ninth Avenue and the easterly boundary of said Waller tract, South 17 degrees 57 minutes 14 seconds East 26.65 feet to the point of beginning, containing 842 square feet, plus or minus.

Also INCLUDED in the above description, but EXCLUDED from this conveyance is that portion of subject property conveyed to the City of Nashville by deed of record in Deed Book 1129, page 503, said Register's Office, described as follows:

Beginning at the southeast corner of the property belonging to us located at the northwest corner of Ninth Avenue North and Buchanan Street, running thence in a westerly direction, and with the rear line of the present sidewalk located on the northerly side of Buchanan Street 107 feet to a point, said point being approximately 44 feet east of the westerly line of Lot No. 4 in Maple Grove Plan; thence in an easterly direction in line with the rear of the present sidewalk line extended, a distance of 100 feet more or less to a point where said rear sidewalk line extended would intersect the sidewalk now on the westerly side of

Ninth Avenue North; thence in a southerly direction with the rear line of said Ninth Avenue sidewalk, a distance of approximately 20 feet to the beginning.

Being the same property conveyed to SULEIMAN ABOUS AND SALAH AYESH, by deed from MAHMOD Y. AHMAD AND FARES MOHAMMED, of record as Instrument No. 20140219-0014307, dated February 17, 2004, said Register's Office.

Exhibit B

Permitted Exceptions

1. Matters shown on the Plan of record in Plat Book 57, page 83, Register's Office of Davidson County.
2. Order/Codes Letter of record as Instrument No. 20130131-0009914, Register's Office for said County.
3. Taxes and assessments for 2014 and all subsequent years.