This instrument prepared by:
Laurence M. Papel
Nelson Mullins Riley & Scarborough, LLP
150 Fourth Avenue, North, Suite 1100
Nashville, Tennessee 37219

Davidson County DEEDWARRSP
Recvd: 07/11/14 11:17 7 pgs
Fees:38.00 Taxes:34225.00
20140711-0061241

SPECIAL WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map/Parcel No.
The United Methodist Publishing House 2200 Rosa L. Parks Boulevard Nashville, Tennessee 37228 Attn: Neil Alexander	SAME	070-150-039.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, LAKE FRONT OFFICE PARK, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto THE UNITED METHODIST PUBLISHING HOUSE, an Illinois nonprofit corporation (the "Grantee"), and Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto.

This is improved property located at 2200 Rosa L. Parks Boulevard, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Conveyance is made subject to the permitted exceptions listed on the attached Exhibit B.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not further or 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.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 11th day of July, 2014.

LAKE FRONT OFFICE PARK, LLC,
a Tennessee limited liability company

By: _____
Name: Richard B. Abshire
Title: President

STATE OF ~~TENNESSEE~~ TEXAS)
) SS:
COUNTY OF HARRIS)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Richard B. Abshire, 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 within instrument for the purposes therein contained, and who further acknowledged that he is the President of Lake Front Office Park, LLC, a Tennessee limited liability company (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

_____
Notary Signature

JORENE MARTIN
Notary Public, State of Texas
Commission Expires 08-31-2017

_____
Print Notary Name

NOTARY PUBLIC
My Commission Expires:

STATE OF TEXAS)
COUNTY OF HARRIS)

The actual consideration or value, whichever is greater for this transfer is $9,250,000.00

Affiant

Subscribed and sworn to before me this the 8th day of July, 2014.

JORENE MARTIN
Notary Public, State of Texas
Commission Expires 08-31-2017

Notary Public

My Commission Expires:

~#4846-8623-0811 v.2~

EXHIBIT A

Legal Description

BEING A PARCEL OF LAND in Nashville, First Civil District, Twentieth Councilmanic District, Davidson County, Tennessee, located in the Northwesterly quadrant of the intersection of Metro Center Boulevard and Athens Way, being Tract No. 28, as shown on the plan of the Third Revision, resubdivision of Tract 28, Section II, Metrocenter as of record in Book 7900 Page 409, R.O.D.C., and being more particularly described as follows:

BEGINNING at a lead plug in the northerly right-of-way line of Metrocenter Boulevard, said plug being at the westerly terminus of a curve return to the westerly right-of-way line of Athens Way;

THENCE, with said northerly right-of-way line, the following calls:

N 79° 00' 28" W, 3.70 feet to a lead plug;

With a curve to the left 16.50 feet to a lead plug, said curve having a central angle of 00° 42' 45", a radius of 1,326.24 feet, a tangent of 8.25 feet, and a chord of N 79° 21' 53" W, 16.50 feet;

N 79° 43' 21" W, 1,029.89 feet to a lead plug;

THENCE, leaving said line with the easterly line of Tract No. 28A as shown on said plan of resubdivision, N 10° 10' 13" E, 931.99 feet to a point in southerly line of Tract No. 31 as shown on the plan of Second Revision, resubdivision of Tracts 28 and 31, Section II, Metrocenter, as of record in Book 7900, Page 366, R.O.D.C.;

THENCE, with said line N 89° 03' 14" E, 217.84 feet to a point in the westerly line of Tract No. 36 as shown on the plan of Metrocenter, Section II, as of record in Book 5200, page 237, R.O.D.C.;

THENCE, with said line S 37° 13' 44" E, 246.67 feet to a point;

THENCE, with the southerly line of Tract No. 18 as shown on the plan of Metrocenter Tract 18, as of record in Book 5210, Page 50, R.O.D.C., S 64° 01' 02" E, 952.42 feet to an iron pin in the westerly right-of-way line to Athens Way;

THENCE, with said right-of-way line the following calls:

WITH a curve to the right 119.88 feet to an iron pin, said curve having a central angle of 03° 40' 38", a radius of 1,867.86 feet, a tangent of 59.96 feet and a chord of S 41° 20' 28" W, 119.85 feet;

S 43° 10' 48" W, 107.46 feet to an iron pin;

WITH a curve to the left 268.83 feet to an iron pin, said curve having a central angle of 28° 25' 06", a radius of 542.00 feet, a tangent of 137.24 feet and a chord of S 28° 58' 15" W, 266.08 feet;

S 14° 45' 42" W, 59.27 feet to an iron pin;

WITH a curve to the right 75.24 feet to the point of beginning with curve having a central angle of 86° 13' 32", radius of 50.00 feet, a tangent of 46.81 feet, and a chord of S 57° 52' 37" W, 68.34 feet;

CONTAINING 909,598 square feet or 20.88 acres, more or less.

BEING the same property conveyed to Lake Front Office Park, LLC, from Amulet Associates, L.P. of Record as Instrument No. 20070918-0111749, Register's Office of Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2014 and subsequent years, a lien not yet due and payable.

2. All matters as shown on the plat of record in Plat Book 7900, page 409, Register's Office of Davidson County, Tennessee.

3. Restrictive covenant prohibiting hotel and motel use as set forth in that certain Lease between Metrocenter Properties, Lessor, and Associated Inns & Restaurants Company of America, Lessee, a memorandum of which is recorded in Book 5225, Page 112, Register's Office of Davidson County, Tennessee.

4. Declaration of Agreements, Charges, Assessments and Liens for Metrocenter Business Park in Book 7487, Page 952, Register's Office of Davidson County, Tennessee.

5. Declaration of Covenants, Conditions, Restrictions and Easements in Book 8884, Page 775, Register's Office of Davidson County, Tennessee, as amended by Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements in Instrument No. 200405170057437, Register's Office of Davidson County, Tennessee.

6. The following matters as shown on that survey dated April 21, 2014, and last revised July 2, 2014, by Judy L. Judson, RLS No. 1935:

    a. 60-foot and 50-foot setback lines along the southerly and easterly property lines, respectively, of the land described in Exhibit A hereto;

    b. 5-foot telephone easement along the southerly boundary line of the land described in Exhibit A hereto; and

    c. Encroachment of a 2-story masonry building, concrete pad and air conditioning unit onto a 30-foot drainage easement near the southeasterly corner of the land described in Exhibit A hereto.

True Copy Certification

I, William L. Rosenberg, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, William L. Rosenberg 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: 6/20/2017

Notary Seal:

