BILL GARRETT, Davidson County
Trans:T20140079330 DEEDWARRSP
Recvd: 10/21/14 15:08 5 pgs
Fees:28.00 Taxes:2044.25
20141021-0097125

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (CBM)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Sunset Partners, LLC 782 Melrose Ave. Nashville, TN 37211	SAME	A portion of Map 104-12, Parcel 017

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, SENIOR CITIZENS BUILDING CORPORATION, a Tennessee nonprofit corporation (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to SUNSET PARTNERS, LLC, a Tennessee limited liability company, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto (the "Property"), subject to the matters set forth on Exhibit B attached hereto.

TO HAVE AND TO HOLD said Property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved Property known as Lot 2 on the Final Plat of the Senior Citizens Building Corporation Property Minor Subdivision, recorded on October 7, 2014, as Instrument Number 20141007-0092688, Register's Office for Davidson County, Tennessee and more particularly described on Exhibit A attached hereto.

Grantor conveys said Property subject to the Use Restrictions (as defined below) which shall be for the benefit of Grantor, its successors and assigns except as otherwise provided herein. The Property shall not be used as a liquor store, outdoor music entertainment facility, adult bookstore or adult entertainment venue including, without limitation, a so-called "strip club" (the "Use Restrictions"). Such Use Restrictions, however, do not restrict a restaurant from serving liquor to be consumed on the Property as ancillary to its primary business of serving food. The Use Restrictions shall run with the land and shall be binding upon and enforceable against Grantee and its heirs, successors and assigns in perpetuity, provided however, notwithstanding the foregoing, if at any time Grantor's property is no longer used as a senior citizen residence, the parties agree that the Property shall no longer be subject to the Use Restrictions and the Use Restrictions shall automatically terminate without further action required by either party.

Grantor covenants and binds itself and its successors and assigns to warrant specially and defend to Grantee forever the title to said Property against the lawful claims of all persons claiming by, through or under Grantor (excluding claims arising out of the matters set forth above), but no further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 21st day of October 2014.

SENIOR CITIZENS BUILDING CORPORATION

By: Mary Lord
Name: Mary Lord
Title: Executive Director

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $552,500.00.

Mary Lord
Affiant

Sworn to and subscribed before me this 20th day of October, 2014.

Kathalee Tewell
Notary Public

My Commission Expires:

December 6, 2016

KATHALEE TEWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires December 6, 2016

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Mary Lord, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executive Director of Senior Citizens Building Corporation, a Tennessee nonprofit corporation, and is authorized by the nonprofit corporation to execute this instrument on behalf of the nonprofit corporation.

WITNESS my hand, at office, this 27th day of October, 2014.

Kathalee Tewell
Notary Public

My Commission Expires:

December 6, 2016

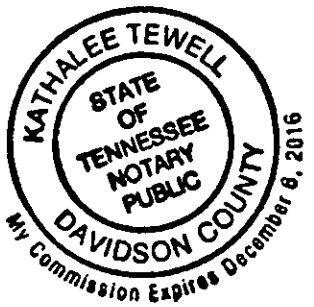


Exhibit A

Land situated on the east side of Alley #917, the south side of Belcourt Avenue and the north side of abandoned Alley #917, in the 18th Councilmanic District, Metropolitan Nashville, Davidson County, Tennessee, shown as Lot 2 on that certain Final Plat of the Senior Citizens Building Corporation Property Minor Subdivision, recorded on October 7, 2014, as Instrument Number 20141007-0092688, Register's Office for Davidson County (R.O.D.C.), Tennessee (the "Plat), and being more particularly described as follows:

BEGINNING at a capped 5/8" iron rod (new) at the intersection of the south right-of- way line of Belcourt Avenue and the east line of Alley #917, as widened an additional 2.50 feet by the Plat;

Thence, with the south right-of-way line of Belcourt Avenue, S82°08'49"E, a distance of 62.50 feet to a 5/8" iron rod (new);

Thence, leaving the southerly right-of-way line of Belcourt Avenue, a new lot line, S07°31'54"W, a distance of 198.85 feet to a 5/8" iron rod (new) on the southerly right-of-way line of Alley #917, abandoned by Council Bill 074-1171 and 075-1218;

Thence, with a new lot line, N82°18'52"W, a distance of 55.25 feet to a 5/8" iron rod (new), the northeasterly property corner of Karee L. Hamilton and William Grayson Hamilton of Record in Book 8577, page 749, R.O.D.C., Tennessee, Plat Book 57, page 158, R.O.D.C., Tennessee;

Thence, leaving Hamilton and with the easterly terminus of Alley #917, N06°53'00"E, a distance of 15.00 feet to a 5/8" iron rod (new),

Thence, with the northerly line of Alley #917, N82°18'52"W, a distance of 7.08 feet to a 5/8" iron rod (new), the new easterly right-of-way line of Alley #917, as widened an additional 2.50 feet by the Plat;

Thence, with said new Alley #917, N07°31'54"E, a distance of 184.03 feet to the Point of Beginning. Containing 12,326 Square Feet or 0.28 Acres, more or less.

Being a portion of the same property conveyed to Senior Citizens Building Corporation by Deed from Martha Edwards, dated June 3, 1970, of record in Book 4421, Page 795, Register's Office for Davidson County, Tennessee and by Deed from Mary Virginia Gee, conveyed to Senior Citizens Building Corporation, dated June 3, 1970, of record in Book 4421, Page 789, Register's Office for Davidson County, Tennessee.

Exhibit B

1.) Memorandum of Lease of record in Instrument No. 20090413-0032704, Register's Office for Davidson County, Tennessee
2.) All assessments and taxes due in 2014, a lien, but not yet due and payable.

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