ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
MACG Nashville Hickory View, LLC 35 Union Avenue Suite 200 Memphis TN 38103	Map 161, Parcel 206	MACG Nashville Hickory View, LLC 35 Union Avenue Suite 200 Memphis TN 38103
This instrument prepared by: Gentry, Tipton & McLemore, P.C. P.O. Box 1990 Knoxville, Tennessee 37901		

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 all of which are hereby acknowledged, **HICKORY VIEW ASSOCIATES, L.P.**, a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **MACG NASHVILLE HICKORY VIEW, LLC**, a Delaware limited liability company (the "Grantee"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters listed on Exhibit B attached hereto and incorporated herein.

This is improved property generally located at 500 Hickoryview Drive, Nashville, Davidson County, Tennessee.

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

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, and has a good right to convey it

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

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BILL GARRETT, Davidson County
Trans:T20140082584 DEEDWARRSP
Recvd: 11/03/14 10:11 5 pgs
Fees:28.00 Taxes:29785.00
20141103-0101236

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 29th day of October, 2014.

"**GRANTOR**"

Hickory View Associates, L.P., a
Tennessee limited partnership

By: Alco Properties Mid-South, Inc.
Its: General Partner

By: _____
Name: Robert D. Hyde
Title: President

STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, the undersigned authority, of the state and county aforesaid, personally appeared ROBERT D. HYDE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Alco Properties Mid-South, Inc., the General Partner of **HICKORY VIEW ASSOCIATES, L.P.**, a Tennessee limited partnership, the within named bargainor, and who further acknowledged that he, as such officer of the general partner executed the foregoing instrument for the purposes therein contained by signing the name of the limited partnership by himself as such officer of the general partner.

WITNESS my hand and seal at office this 24th day of October 2014.

_____
Notary Public

My Commission Expires: MY COMMISSION EXPIRES: July 1, 2018

DENISE GLASCO
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 7-1-2018

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $8,050,000.00.

Grantee / Grantee's Agent

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

Notary Public
My Commission Expires: 07-28-15

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

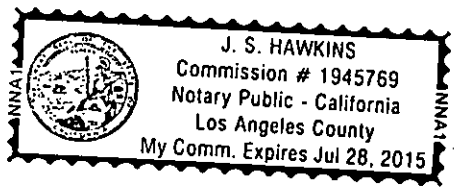


EXHIBIT A

PROPERTY DESCRIPTION

Property Description – Lot 1 – Hickory View Apartments

Land located in the 27th councilmanic district of Davidson County, Tennessee, being Lot 1 on the Plan of Hickory View Apartments, as of record in Book 5190, Page 506, Registers Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin in the south margin of Hickoryview Drive, said point being the northeast corner of the herein described tract and in the westerly line of Turtle Creek Apartments, as of record in Deed Book 6820, Page 586, R.O.D.C.; thence with the lines of Turtle Creek Apartments South 05°28'31" West 69.59 feet to an iron pin; thence South 48°57'11" West 988.42 feet to an iron pin, said point being the southeast corner of the herein described tract and the northeast corner of Hickory Villa Estates, as of record in Plat Book 5800, Page 269, R.O.D.C.; thence with Hickory Villa Estates' north line North 81°19'46" West 100.00 feet to an iron pin, said point being the southwest corner of the herein described tract and in the east line of 15174 Old Hickory Boulevard LLC, as of record in Deed Book 11280, Page 756, R.O.D.C.; thence with said east line North 08°45'19" East 859.62 feet to an iron pin, said point being the northwest corner of the herein described tract ; thence South 84°22'12" East 636.40 feet to an iron pin in the margin of Hickoryview Drive; thence with said margin and a curve to the left, having a radius of 50.00 feet, an arc length of 104.72 feet and a chord bearing and distance of South 24°43'45" East, 86.60 feet to an iron pin; thence South 84°04'43" East 50.81 feet to the point of beginning and containing 9.20 acres, more or less.

BEING the same property conveyed to Hickory View Associates, Ltd. by Special Corporate Warranty Deed of record at Book 5731, page 236 as re-recorded at Book 5826, page 711 in the Davidson County, Tennessee Register's Office. Hickory View Associates, Ltd. now being known as Hickory View Associates, L.P., a Tennessee limited partnership by Certificate of Limited Partnership of record as Instrument No. 20021211-0152967.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2014 and subsequent years.

2. Rights of tenants in possession under existing, unrecorded leases.

3. All those matters shown on ALTA/ACSM Land Title Survey for Mount Auburn Capital Group LLC, prepared by Patrick Coode and Company, LLC, File No. 212-066, dated September 12, 2014 (the "Survey").

4. Grant of Easement between Comcast of Nashville, LLC and Hickory View Associates, L.P. of record as Instrument No. 20121114-0104693 in the Davidson County, Tennessee Register's Office.

5. Acreage of the subject Property is not guaranteed.

6. Agreement for Dedication of Easement of record in Book 5713, page 521 in the Davidson County, Tennessee Register's Office.

7. Storm Water Detention Agreement by and between Hickory View Associates, Ltd. and the Metropolitan Government of Nashville and Davidson County of record in Book 5861, page 508 in the Davidson County, Tennessee Register's Office.

8. Matters shown by Plat of record in Book 5190, page 506.

9. Use Agreement between Hickory View Associates, L.P. and Secretary of Housing and Urban Development recorded as Instrument No. 20141103-0101235 in the Davidson County, Tennessee Register's Office.