This Instrument Prepared By (and return to):
John T. Cook, Esq.
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File #25938-1
Box #14

NEW OWNER	SEND TAX BILL	MAP / PARCEL
Humphreys Street Investments, LLC 2601 Barton Avenue Nashville, Tennessee 37212	Same	105-03-0/212-00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **AMERICAN CONSTRUCTORS, INC.**, a Tennessee corporation (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **HUMPHREYS STREET INVESTMENTS, LLC**, a Tennessee limited liability company, (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit A.

Being the same property conveyed to American Constructors, Inc., by Warranty Deed dated April 23, 1987, recorded April 24, 1987 from James Ulysses Finchum and wife, Linda Finchum, of record in Book 7214, Page 630, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 417 Houston Street, Nashville, Tennessee 37203.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth 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 said land against the lawful claims of all persons claiming by, through, or under the said Grantor.

BILL GARRETT, Davidson County
Trans:T20150009814 DEEDWARRSP
Recvd: 02/09/15 09:45 5 pgs
Fees:28.00 Taxes:1850.00
20150209-0011690

IN WITNESS WHEREOF, the Grantors have executed this instrument on this the 6th day of February, 2015.

AMERICAN CONSTRUCTORS, INC., a
Tennessee corporation

By: _____
Name: Harold E. Brewer
Its: President

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **HAROLD E. BREWER**, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President of **AMERICAN CONSTRUCTORS, INC.**, a Tennessee corporation, the within-named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand, at office this 6th day of February, 2015.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

_____
Affiant

Subscribed and sworn to before me this
6th day of February, 2015.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 2/13/17

EXHIBIT A
LEGAL DESCRIPTION

Tract I:

LAND in Davidson County, State of Tennessee, described as follows:

Lot No. 115 and part of Lot No. 116 in Humphreys, Houston & Martin's Addition, of record in Book 36, Page 117, Register's Office for Davidson County, Tennessee, and Plan Book 1, Page 35, Chancery Court at Nashville, Davidson County, Tennessee, described as follows:

BEGINNING at the southeast corner of Houston and Pillow Streets and running thence along Houston Street, eastwardly 66 feet to the line of a lot conveyed to F. M. Denney by Anna E. McKenzie;

Thence, at right angles to Houston Street, southwardly about 147 feet to the northern line of an alley;

Thence, along the line of said alley westwardly 65 feet to the eastern line of Pillow Street;

Thence, along the eastern line of Pillow Street northwardly 150 feet to the beginning point.

Note: The above description was derived from a deed recorded in Book 475, page 361, Register's Office for Davidson County, Tennessee. This description does not match the last deed of record (the last deed of record having omitted the metes and bounds description stated above).

Tract II:

LAND in Davidson County, State of Tennessee, described as follows:

Being the easterly part of Lot No. 116 on the Plan of Humphreys, Houston & Martin's Addition to South Nashville, as of record in Book 36, Page 117, Register's Office for Davidson County, Tennessee, and Plan Book 1, Page 35, Chancery Court at Nashville, Davidson County, Tennessee, described as follows:

Beginning on the southwesterly margin of Coal Street at the corner of Lot Nos. 116 and 117;

Thence, with said street northwestwardly 43 feet to the northeast corner of the property conveyed to Ike Karnowsky by deed from J. Percy Rains, of record in Book 475, Page 361, Register's Office for Davidson County, Tennessee;

Thence, with said Karnowsky's easterly line southwardly 145 feet, more or less, to the northerly margin of an alley;

Thence, with said alley eastwardly 35 feet, more or less, to the corner of Lot Nos. 116 and 117;

Thence, with the line between said two lots, northwardly 125 feet, more or less, to the beginning.

Tract III:

Land in Davidson County, Tennessee, being the West part of Lot No. 117 on the Map of Humphreys, Houston & Martin's Addition, as of record in Book 36, Page 117, Register's Office for Davidson County, Tennessee, and Plan Book 1, Page 35, Chancery Court at Nashville, Davidson County, Tennessee, and described according to a copy of a survey thereof made by E. R. Southgate and Son, Surveyors, dated October 30, 1946, as follows:

Said part of said lot fronts 43 feet on the southerly side of Houston Street and runs back between lines, 102 feet on the East line and 125 feet on the West line to an alley on which it measures 41 feet.

EXHIBIT B
PERMITTED ENCUMBANCES

(a) Taxes for the year 2015 and subsequent years, a lien not yet due and payable.. Grantee assumes all responsibility for 2015, and all subsequent years' real property taxes.

(b) Easement Deed by Court Order in Settlement of Landowner Action with Sprint Communications Company, L.P., of record in Instrument No. 20140114-0003778, Register's Office for Davidson County, Tennessee.

(c) Affidavit of Clarification, of record in Instrument No. 20140416-0031703, Register's Office for Davidson County, Tennessee. This item is noted for informational purposes only. The Easement listed as Item (b) above shall speak for itself.

(d) Rights of railroad in Charter Right-of-Way, if any.

(e) Matters shown on the Plan of record in Book 36, Page 117, Register's Office for Davidson County, Tennessee, and Plan Book 1, Page 35, Chancery Court for Davidson County, Tennessee.