This Instrument Prepared By:
John T. Cook, Esq.
2927 Berry Hill Drive
Nashville, Tennessee 37204

26833-1
Box #14

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL:
Bon Urban Properties II 1918 10th Avenue North Nashville, Tennessee 37208	Same	Map/Parcel 081-11-0/414-00

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, **IRVIN OTEN, EXECUTOR OF THE ESTATE OF WADE LEE PHELPS**, (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **BON URBAN PROPERTIES II**, a Tennessee general partnership, (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.

THIS is improved property known as 1200 Buchanan Street Nashville, Tennessee 37208.

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 binds 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.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 13th day of February, 2015.

ESTATE OF WADE LEE PHELPS

By: _____
Name: Irvin Oten
Its: Executor

BILL GARRETT, Davidson County
Trans:T20150011599 DEEDWARRSP
Recvd: 02/18/15 08:23 4 pgs
Fees:23.00 Taxes:869.50
20150218-0013631

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **IRVIN OTEN**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged himself to be the Executor of the **ESTATE OF WADE LEE PHELPS**, and that he as such Executor, executed the foregoing instrument for the purposes therein contained, by signing the name of the **ESTATE OF WADE LEE PHELPS** by himself as such Executor.

WITNESS my hand, at office this 13th day of February, 2015.

Notary Public
My Commission Expires

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

Subscribed and sworn to before me this
13th day of February, 2015.

Notary Public
My Commission Expires

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

EXHIBIT A
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot Nos. 78 and 79 on the Plan of Cephas Woodard Subdivision of Lot Nos. 5 and 6 of the Woodard Plan, of record in Book 161, Page 174, Register's Office for said County, and described according to a survey made by William Collier Parrish Associates, as follows:

BEGINNING at an iron stake at the northwest intersection of Buchanan Street and 12th Avenue North;

Thence, with the North margin of Buchanan Street North 77° 49' West 118 feet to an iron stake in East margin of an alley;

Thence, with the East margin of said alley North 1° 40' West 100 feet to an iron stake, the northwest corner of Lot No. 79;

Thence, with the North margin of Lot Nos. 79 and 78 South 89° 56' East 115 feet to an iron stake and cross on walk in the West margin of 12th Avenue North;

Thence, with the West Margin of 12th Avenue North, South 1° 30' East 124.8 feet to the Point of Beginning;

BEING all of the same property conveyed to Wade Phelps by Installment Deed dated March 4, 1982 from Buist Thompson, unmarried, of record in Book 5858, Page 340, Register's Office for Davidson County, Tennessee.

The said Wade L. Phelps having since died on May 29, 2013, and by the Last Will and Testament of Wade Lee Phelps probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Case No. 13P-994, Irvin Oten was named Executor with the power to sell said property.

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) All matters shown on the Plan of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee.

(c) Matters shown on the ALTA/ASCM Land Title Survey made by David P. Brackman, TN R.L.S. #1684, dated December 29, 2014, and bearing File No. 14153.