Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Elliston Place Partners LLC c/o The Mathews Company P.O. Box 22149 Nashville, Tennessee 37202	Map-Parcel Nos. 092-15-0-098.00 and 092-15-0-099.00	Elliston Place Partners LLC c/o The Mathews Company P.O. Box 22149 Nashville, Tennessee 37202
This instrument prepared by: Michael B. Noble, Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, TN 37203		

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, ELLISTON PLACE LIMITED PARTNERSHIP, an Arkansas limited partnership (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to ELLISTON PLACE PARTNERS LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Exhibit B, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is improved property commonly known as 2214 Elliston Place, Nashville, 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, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $7,475,000.00.

Affiant

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

PATRICIA F. SKRIVANEK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. [illegible] 2018

Notary Public

My Commission Expires: 9/10/18

BILL GARRETT, Davidson County
Trans:T20150017463 DEEDWARRSP
Recvd: 03/10/15 16:07 4 pgs
Fees:23.00 Taxes:27657.50
20150310-0020611

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 10 day of March, 2015.

GRANTOR:

ELLISTON PLACE LIMITED PARTNERSHIP

By: EP General, A Limited Partnership,
its General Partner

By: Morrison Holdings, LLC,
its General Partner

By: _____
Pat Morrison, its Sole Member

STATE OF Arkansas
COUNTY OF Benton

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, Pat Morrison, 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 Sole Member of Morrison Holdings, LLC, the General Partner of EP General, A Limited Partnership, the General Partner of ELLISTON PLACE LIMITED PARTNERSHIP, an Arkansas limited partnership, the within named bargainor, and that he as such Sole Member of the General Partner of the General Partner of ELLISTON PLACE LIMITED PARTNERSHIP, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the limited partnership by himself as such Sole Member of the General Partner of the General Partner of the limited partnership.

Witness my hand seal at office this 5th day of March, 2015.

Christie M. Cornog
Notary Public

My Commission Expires: Jan. 21, 2020

CHRISTIA M. CORNOG NOTARY PUBLIC My Comm. Expires 1/21/2020 Commission Number 12374870 BENTON COUNTY, ARK.

EXHIBIT A

DESCRIPTION OF PROPERTY

Being Lots No. 1 and 2 as shown on the plat of Medical Imaging Center of record in Instrument No. 200312120178342, R.O.D.C., located in the northwest quadrant of the intersection of Elliston Place and Louise Avenue, Nashville, Davidson County, Tennessee being more particularly described as follows:

BEGINNING at a spike at the intersection of the westerly margin of Louise Avenue and the northerly margin of Elliston Place;

THENCE, with Elliston Place, S 41° 55' 00" W, 104.79 feet to an iron pin;

THENCE, leaving said margin with the east line of South Central Bell Telephone Company of record in Book 4250, page 51, R.O.D.C., N 30° 35' 27" W, 177.28 feet to an iron pin;

THENCE, with the north line of said South Central Bell the following calls:

S 59° 38' 51" W, 49.66 feet to an iron pin,
S 31° 00' 19" E, 6.10 feet to an iron pin,
S 59° 38' 51" W, 30.07 feet to a concrete monument;

THENCE, with the east line of said South Central Bell and Friendship House of record in Book 7997, page 173, R.O.D.C., the following calls:

N 30° 51' 44" W, 29.00 feet to an iron pin,
N 59° 19' 57" E, 5.95 feet to an iron pin,
N 30° 51' 31" W, 71.04 feet to an iron pin in the southerly margin of a 20-Foot Alley;

THENCE, with said Alley, N 59° 35' 38" E, 173.39 feet to an iron pin in the west margin of Louise Avenue;

THENCE, with said Louise Avenue, S 30° 38' 43" E, 239.50 feet to the point of beginning.

Containing 32,775 square feet or 0.75 Acre, more or less.

The above referenced description is taken from a survey prepared by William C. Cockrill, RLS No. 1401 of Barge, Waggoner, Sumner & Cannon, Inc., said survey being dated February 28, 2007, File No. 33398-00.

Being the same property conveyed to Elliston Place Limited Partnership by deeds of record as Instrument Nos. 20070316-0032373 and 20070316-0032374 Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2015 and subsequent years.

2. Matters shown on the Plan of record as Instrument No. 20031212-0178342, in the Register's Office for Davidson County, Tennessee.

3. Memorandum of Lease of record as Instrument No. 20130208-0013118, in the Register's Office for Davidson County, Tennessee.

4. The rights of tenants in possession, as tenants only, pursuant to unrecorded leases.

5. ALTA / ACSM Land Title Survey by Brad Tyson Thomas, TN RLS No. 2431 with Barge Waggoner Sumner & Cannon, Inc. dated January 24, 2007, last revised February 10, 2015 and designated as Job No. 3339801, shows the following matters:

   (a) Awning encroaches into the Elliston Place right of way;

   (b) Three story brick building encroaches upon easement of record as Instrument No. 20031212-0178342, in the Register's Office for Davidson County, Tennessee;

   (c) 12" brick wall encroaches upon easement of record as Instrument No. 20031212-0178342, in the Register's Office for Davidson County, Tennessee; and

   (d) Water vault sign encroaches upon easement of record as Instrument No. 20031212-0178342, in the Register's Office for Davidson County, Tennessee.