(4)

RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE

AND WHEN RECORDED MAIL TO:

FIDELITY NATIONAL TITLE
ATTN: MICHELLE BURTON
1 E. WASHINGTON ST., SUITE 450
PHOENIX., AZ 85004

Escrow No.: Z1418340

BILL GARRETT, Davidson County
Trans:T20150034887 DEEDWARRSP
Recvd: 05/06/15 10:24 8 pgs
Fees:43.00 Taxes:9250.00
20150506-0041289

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

This instrument prepared by:

Allison Weyer, Esq.
Spirit SPE Portfolio 2006-4, LLC
16767 North Perimeter Drive, Suite 210
Scottsdale, Arizona 85260

Address of New Owner
and Mail Tax Statements to:

Qalterjaw Investments, LLC
Attention: Stuart S. Southard
2944 Kraft Drive
Nashville, Tennessee 37204

Tax Parcel Identification: Parcel 1.03 Tax Map 106; Parcel 2.00 Tax Map 106.

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 24 day of April, 2015, by and between SPIRIT SPE PORTFOLIO 2006-4, LLC, a Delaware limited liability company, party of the first part, and QALTERJAW INVESTMENTS, LLC, a Tennessee limited liability company, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, together with all buildings, fixtures, structures and improvements thereon legally described on ***Exhibit A*** attached hereto (collectively the "***Property***"), situated and being in Nashville, Tennessee.

The Property is conveyed subject to (i) all current taxes not yet due and payable, assessments and any other liens arising therefrom; (ii) all reservations in patents, deed restrictions, easements, rights of way, covenants, conditions, restrictions, encroachments, liens and encumbrances, as may appear of record of the date hereof; (iii) all matters appearing on ***Exhibit B*** attached hereto and (iv) all matters shown on that plat of ALTA/ACSM Survey (Job No. 2015-066) made by James G. Terry (RLS Tennessee No. 2287) of James & Terry Associates, dated April 3, 2015; and (v) matters expressly consented to in writing by the party of the second part prior to the date hereof.

This is improved property known as 888 and 894 Elm Hill Pike, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD, all and singular, the Property to the party of the second part, their, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is the lawful owner in fee of the Property; that it has good right to sell and convey the same; and that the party of the first part will warrant and defend against the same against lawful claims of all persons claiming by, through, or under it, but against none other, subject to the matters above set forth.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

THIS SPACE INTENTIONALLY LEFT BLANK

WITNESS the signature of the party of the first part on the day and year first above written.

Spirit SPE Portfolio 2006-4, LLC,
a Delaware limited liability company

By: Spirit SPE Manager, LLC,
a Delaware limited liability company
Its: Manager

By: _____
Printed Name: Mark Manheimer
Title: ~~Executive Vice President~~

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified appeared, appeared Mark Manheimer, with whom I am personally acquainted, and who upon oath, acknowledged themselves to be a Executive Vice President of Spirit SPE Manager, LLC, a Delaware limited liability company, the Manager of Spirit SPE Portfolio 2006-4, LLC, a Delaware limited liability company, the within named bargainer, and that said person executed the foregoing instrument for the purposes therein contained, by signing the name of the company, as the party of the first part.

Sworn to and subscribed before me this 20 day of April, 2015.

Lisa M Lopez
Notary Public

My commission Expires
May 8, 2016

LISA M. LOPEZ
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires May 8, 2016

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $2,500,000.00.

QALTERJAW INVESTMENTS, LLC

By: _____

Name: Stuart S. Southard

Title: President

Sworn to and subscribed before me this 20 day of April, 2015.

_____

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES:
September 11, 2017

MELINDA WATTS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Property Address: 888, 894 Elm Hill Pike, Nashville, Tennessee.

Legal Description:

TRACT 1

Land in Davidson County, Tennessee, being parts of Lots Nos. 30 and 31 on the corrected plan of the William B. Lewis Home Place, as of record in Book 21, Page 146, Register's Office for said County, described according to a survey made by Hickerson-Hickerson, Engineers, April 4, 1964, as follows:

Beginning at a point on the northerly margin of Elm Hill Pike, said point being south 83 degrees 08 minutes east 400 feet from the northeast intersection of said Elm Hill Pike and Fesslers Lane, as shown on said survey; thence north 6 degrees 52 seconds east 493.1 feet to an iron pin in the southerly right-of-way of Interstate Highway I-40, of record in Book 3069, page 562, said Register's Office; thence with said Interstate right-of-way, south 51 degrees 29 minutes east 468.3 feet; thence south 6 degrees 52 minutes west 249.6 feet to the northerly margin of Elm Hill Pike; thence with the same, north 83 degrees 08 minutes west 400 feet to the beginning, containing 3.41 acres, more or less.

Including but excluding therefrom a tract of land conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by deed from the national Linen Properties, Inc., of record in Book 3905, page 851, said Register's Office, being part of lots Nos. 30 and 31 on the corrected plan of the William B. Lewis Home Place, as of record in Book 21, page 146, said Register's Office, described as follows:

Beginning at a point on the present north margin of Elm Hill Pike, said point being south 83 degrees 08 minutes east 400 feet from the present northeast intersection of said Elm Hill Pike and Fessler's Lane; thence north 6 degrees 52 minutes east 20 feet to a point in the new relocated north margin of Elm Hill Pike; thence easterly along a curve to the left on the new relocated north margin of Elm Hill Pike 101.67 feet to a point at the end of said curve; thence easterly 298.83 feet along the new relocated north margin of Elm Hill Pike to a point, thence south 6 degrees 52 minutes west 21.6 feet to a point in the present north margin of Elm Hill Pike; thence with the same north 83 degrees 06 minutes west 400 feet to the point of beginning and containing 8,000 square feet.

TRACT 2

Land in the Sixteenth Councilmatic District of Davidson County, Tennessee, described according to a survey made by Southern Land and Associates, Inc., dated August 27, 1979, as follows:

BEGINNING at the northeast intersection of Interstate I-40 and Elm Hill Pike, thence in a northwesterly direction along the northerly margin of Elm Hill Pike, North 83 degrees 19 minutes 46 seconds west a distance of 373.29 feet to an iron pin, thence North 6 degrees 40 minutes 14 seconds east a distance of 229.60 feet to an iron pin, , said iron pin being on the southerly side of

Interstate I-40; thence running southeasterly along the southerly margin of Interstate 1-40, South 51 degrees 44 minutes 06 seconds East a distance of 438.25 feet to an iron pin, the point of beginning.

BEING THE SAME PROPERTY conveyed to Spirit SPE Portfolio 2006-4, LLC, a Delaware limited liability company, by deed from National Envelope-Nashville Equity LLC, a Delaware limited liability company, of record as Instrument No. 20070328-0036890, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplement assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

2. Deed of Conveyance to the State of Tennessee of record in Book 3069, Page 562, Register's Office for Davidson County, Tennessee, and the lack of direct access to a controlled-access highway.

3. Property Line and Easement Agreement of record in Book 6095, Page 901, said Register's Office.

4. South Central Bell Right of Way and Easement of record in Book 8035, Page 969, said Register's Office.

5. Any inaccuracy in the area, square footage or acreage of the Property described in Exhibit A.