Davidson County	DEEDWARR
Recvd: 09/15/15 10:20	7 pgs
Fees:38.00 Taxes:11100.00	
20150915-0093415	

This Instrument Prepared By:
Talbott Ottinger
McKenzie Laird, PLLC
3835 Cleghorn Avenue, Suite 250
Nashville, TN 37215

GENERAL WARRANTY DEED

From: AMERICAN AFFORDABLE HOMES, LP, Texas limited partnership, Grantor

Map-Parcel Number:

07106007200 and 07106007000

To: W. TRINITY, GP, a Tennessee general partnership, Grantee

Address New Owner(s):

W. Trinity, GP
1308 Murfreesboro Road
Franklin, Tennessee 37064

Name and Address of Person or Entity Responsible for Payment of Real Property Taxes:

New Owner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Million and 00/100 Dollars ($3,000,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 14th day of September, 2015.

Notary Public

My Commission Expires: 1-8-2019

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

I, Talbott P. Ottinger, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

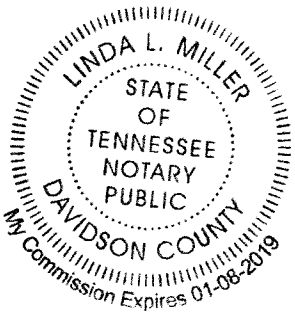
Talbott P. Ottinger

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Talbott P. Ottinger who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1-8-2019



FOR AND IN CONSIDERATION OF the sum of TEN and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, AMERICAN AFFORDABLE HOMES, LP, a Texas limited partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto W. TRINITY, GP, a Tennessee general partnership ("Grantee"), its successors and assigns, those certain tracts or parcels of land in Nashville, Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (collectively, the "Property").

The Property is improved property located at **230 West Trinity Lane and 1440 Brick Church Pike, Nashville, Tennessee.**

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 11th day of September, 2015.

AMERICAN AFFORDABLE HOMES, LP
By: American Affordable Homes and Properties, Inc.,
its General Partner

By: Anthony R Bertucci, President by Mildred L Bertucci, Attorney in Fact
Anthony R. Bertucci, President by
Mildred L. Bertucci, Attorney in Fact

By: Gene Watkins
Gene Watkins, Vice President

STATE OF TEXAS)
COUNTY OF TRAVIS)

Personally appeared before me, the undersigned Notary Public, in and for the said State and County, the within named Mildred L. Bertucci, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath acknowledged herself to be the person who executed the foregoing instrument on behalf of Anthony R. Bertucci, President of American Affordable Homes and Properties, Inc., a Texas corporation, General Partner of American Affordable Homes, LP, a Texas limited partnership as Attorney in Fact of record in Instrument No. 20150909-0091426 and who acknowledged that she executed the same as the free act and deed of the said Anthony R. Bertucci.

Witness my hand and official seal, at Austin, Texas this 11 day of September, 2015.

MICK R. WILLIAMS
Notary Public, State of Texas
My Commission Expires
AUGUST 1, 2017

Notary Public

My Commission Expires: 8-1-17

STATE OF TEXAS)
COUNTY OF TRAVIS)

Personally appeared before me, the undersigned Notary Public, in and for the said State and County, the within named Gene Watkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be Vice President of American Affordable Homes and Properties, Inc., a Texas corporation, General Partner of American Affordable Homes, LP, a Texas limited partnership, the within named bargainor, and that he as such Vice President executed the forgoing instrument for the purposes therein contained, by signing the name of the corporation in its capacity as General Partner of the limited partnership, and on its behalf, by himself as Vice President of said corporation.

Witness my hand and official seal, at Austin, Texas, this 11 day of September, 2015.

MICK R. WILLIAMS
Notary Public, State of Texas
My Commission Expires
AUGUST 1, 2017

Notary Public

My Commission Expires: 8-1-17

EXHIBIT A

PROPERTY DESCRIPTION

TRACT A

Lying in Metropolitan Nashville, Davidson County, Tennessee, being all of Tracts 1, 2 and 3 of the land which has been owned in part by Barbara P. Friedman, Trustee, as recorded in Book 5932, Page 891, Register's Office of Davidson County, Tennessee, and with said three tracts being more particularly described as follows:

Beginning at an existing iron rod on the West right-of-way line of Brick Church Pike, a distance of 150 feet, more or less, measured along said right-of-way line from the South right-of-way line of Trinity Lane, said iron rod also marks the Southeast corner of the land of Service Station Holdings, Inc. as recorded in Book 7987, Page 924, Register's Office of Davidson County, Tennessee; thence with the West right-of-way line of said Brick Church Pike South 05 degrees 24 minutes 57 seconds West, a distance of 207.44 feet to an existing iron rod marking the Northeast corner of Lot 1 of Judy's Subdivision as recorded in Plat Book 4860, Page 94, Register's Office of Davidson County, Tennessee; thence, with the North line of said Lot 1 North 83 degrees 08 minutes 10 seconds West, a distance of 130.02 feet to an existing P.K. nail marking the Northwest corner thereof; thence with the West line of said Lot 1 South 07 degrees 10 minutes 14 seconds West, a distance of 180.30 feet to an existing iron rod at the Southwest corner thereof, said iron rod also being on the North line of the land of Craig Payne, Trustee, as recorded in Book 6763, Page 142, Register's Office of Davidson County, Tennessee; thence with the North line of said Payne land North 82 degrees 34 minutes 41 seconds West, a distance of 254.50 feet to an existing iron rod marking the Northwest corner thereof; thence with the West line of said Payne land South 07 degrees 09 minutes 20 seconds West, a distance of 336.05 feet to an existing concrete monument marking the Southwest corner thereof, said concrete monument also marks a corner of the land of Barbara P. Friedman, Trustee and Marvin P. Friedman, Trustee, as recorded in Book 8656, Page 384, Register's Office of Davidson County, Tennessee; thence the following 8 calls (lines 6 through 13) with said Friedman land; North 87 degrees 04 minutes 00 seconds West, a distance of 22.00 feet to an iron rod set; thence South 02 degrees 56 minutes 00 seconds West, a distance of 63.00 feet to an iron rod set; thence North 87 degrees 04 minutes 00 seconds West, a distance of 310.00 feet to an iron rod set; thence North 02 degrees 56 minutes 00 seconds East, a distance of 63.00 feet to an iron rod set; thence North 87 degrees 04 minutes 00 seconds West, a distance of 11.25 feet to an iron rod set; thence North 02 degrees 56 minutes 00 seconds East, a distance of 528.50 feet to an iron rod set; thence South 87 degrees 04 minutes 00 seconds East, a distance of 300.00 feet to an iron rod set; thence North 02 degrees 56 minutes 00 seconds East, a distance of 170.00 feet to an iron rod set on the South line of Lot 1 of the Lawson Subdivision as recorded in Plat Book 5190, Page 732, Register's Office of Davidson County, Tennessee; thence, leaving said Friedman land, with the South line of Lot 1 of said Lawson Subdivision, and with the South lines of Lots 1 and 2 of the Resubdivision of Lot No. 1 - Texaco Park as recorded in Plat Book 5190, Page 14, Register's Office of Davidson County, Tennessee, South 87 degrees 27 minutes 56 seconds East, a distance of 254.20 feet to an existing iron rod marking the Southeast corner of Lot 1 of said Resubdivision; thence with the East line of Lot 1 of said Resubdivision North 04 degrees 06 minutes 46 seconds East, a distance of 199.74 feet to an existing iron rod marking the Northeast corner thereof, said iron rod also being on the South right-of-way line of said Trinity Lane; thence with the South right-of-way line of said Trinity Lane South 87 degrees 33 minutes 35 seconds East, a distance of 19.95 feet to a P.K. nail set in asphalt; thence continuing with the South right-of-way line of said Trinity Lane South 59 degrees 12 minutes 42 seconds East, a distance of 56.50 feet to an iron rod set at the Northwest corner of said Service Station Holdings, Inc. land; thence leaving said Trinity Lane and

with the West line of said Service Station Holdings, Inc. land South 04 degrees 00 minutes 05 seconds West, a distance of 173.90 feet to an existing iron rod marking the Southwest corner thereof; thence with the South line of said Service Station Holdings, Inc. land South 84 degrees 33 minutes 37 seconds East, a distance of 148.91 feet to the point of beginning containing approximately 361,514 square feet, or 8.299 acres, more or less.

This description was prepared using a survey plat titled "ALTA/ACSM Survey for Holiday Inn" by Ragan - Smith - Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, Job no. 92-169/w.o. 4078, dated December 1, 1992, and certified by John 0. Spry, Tennessee RLS #727.

Less the following described property of 1625 square feet taken by condemnation in 1997 by the Tennessee Department of Transportation, and also excluding from this transfer the proceeds held in the Registry of the Chancery Court, Nashville, Davidson County, TN, Case No. 96-2506-I.

Beginning at the point of intersection of the existing South margin of State Route 65 and the East boundary of the William D. Hardeman, et al property, said point of intersection being 23.983 feet right of State Route 65 proposed centerline station 1+275.789; thence with said existing South margin Easterly 20 feet more or less to a point; thence with the existing Southwest margin of said road Southeasterly 56 feet more or less to a point, said point being 48.763 feet right of State Route 65 proposed centerline station 8+297.465; thence with the West boundary of the Service Station Holdings, incorporated property South 04 degrees 13 minutes 12 seconds West 9.011 feet to a point, said point being 55.774 feet right of State route 65 proposed centerline station 8+297.49; thence with the proposed south margin of said road having a 3717.192 foot radius curve left and Westerly 70.39 feet to a point, said point being 55.774 feet right of State Route 65 proposed centerline station 8+275.713; thence with said East boundary North 04 degrees 14 minutes 21 seconds East 31.791 feet to the point of beginning.

Being the same property conveyed to American Affordable Homes, LP, a Texas limited partnership by Special Warranty Deed from Kamer Sharifpour, recorded on the 23rd day of January, 2004 in Instrument No. 20040123-0009465, in the Register's Office of Davidson County, Tennessee.

TRACT B

Land in Davidson County, Tennessee, being located in the southwest quadrant of West Trinity Lane and Brick Church Pike and more particularly described as follows:

Beginning at an iron pin on the Southerly margin of West Trinity Lane, as widened, at its intersection with the Westerly margin of Brick Church Pike, as relocated; thence with said Pike S 9° 10' E 35 feet and S 5° 22' W 115 feet to an iron pin; thence N 83° 37' W 150 feet to an iron pin; thence N 4° 27' E 173.9 feet to an iron pin on the Southwesterly margin of said West Trinity Lane; thence with said Lane S 56° 13' E 50 feet, and S 82° 25' E 100 feet to the beginning.

Being the same property conveyed to American Affordable Housing, L.P., a Texas limited partnership by Special Warranty Deed from BP Products North America, Inc. (formerly known as Amoco Oil Company, successor in interest to BP Exploration & Oil Inc.), a Maryland corporation, recorded on the 16th day of September, 2005 in Instrument No. 20050916-0111637, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

3. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee for electric power lines, recorded in Book 4208, Page 424. (as to Tract A)

5. Easement to Gulf Oil Corporation recorded in Book 3951, Page 103. (as to Tract A)

6. Memorandum of Lease between American Affordable Homes, LP, (Landlord) and New Cingular Wireless, PCS, LLC (Tenant) recorded at Instrument No. 20140416-0031824 and Memorandum of Assignment from Cingular Wireless, PCS, LLC (Assignor) and American Towers, LLC (Assignee) recorded at Instrument No. 20140812-0072501. (as to Tract B)

7. Access and Maintenance Agreement recorded in Instrument No. 20150327-0026514, Register's Office for Davidson County, Tennessee. (as to Tract A)

8. All matters shown on survey by Delle Land Surveying, dated July 30, 2015 by Steven D. Delle, Registered Land Surveyor License No. 1710.