THIS INSTRUMENT PREPARED BY:
Matthew T. Harris, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20150081431 DEEDWARRSP
Recvd: 09/24/15 12:13 7 pgs
Fees:38.00 Taxes:15540.00
20150924-0097220

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Eighth and Division Investments GP 125 12th Avenue North Nashville, TN 37203	Same
Map & Parcel Nos.: 105-020-277.00; 105-020-278.00; 105-020-279.00; 105-020-265.00; 105-020-266.00; 105-020-276.00; 105-020-280.00; 105-020-281.00; 105-020-267.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, BACAR HOLDINGS, INC., a Tennessee corporation ("Grantor"), has bargained and sold and does hereby transfer and convey unto EIGHTH AND DIVISION INVESTMENTS GP, a Tennessee general partnership ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is improved property known as 912, 914 and 916 8th Avenue South, and 915, 917, 919, 921, 923 and 925 Bass Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21 day of September, 2015.

BACAR HOLDINGS, INC.,
a Tennessee corporation

By: _____
J. David Baker, Secretary/Treasurer

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, the undersigned Notary Public in the state and county aforesaid, personally appeared J. David Baker, 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 Secretary/Treasurer of BACAR HOLDINGS, INC., a Tennessee corporation, the within named bargainor, and that he as such Secretary/Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such Secretary/Treasurer.

WITNESS my hand, at office, this 21st day of September, 2015.

Sandra Jean Abernathy
NOTARY PUBLIC

My Commission Expires: 7/2/18

SANDRA JEAN ABERNATHY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $4,200,000.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of September, 2015.

NOTARY PUBLIC

My Commission Expires:

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

EXHIBIT A

LEGAL DESCRIPTION

Tract 1
Land in Davidson County, Tennessee, being Lot No. 21 on the Map of Bass's Second Addition as of record in Book 21, Page 114, Register's Office for Davidson County, Tennessee. Said Lot No. 21 fronts 40 feet on the west side of 7th Avenue South, formerly Stevenson Street, and runs back between parallel lines 165 feet to an alley.

Tract 2
Land in Davidson County, Tennessee, being Lot No. 22 on the Map of Bass's Second Addition as of record in Book 21, Page 114, said Register's Office. Said Lot No. 21 fronts 50 feet on the west side of 7th Avenue South, formerly Stevenson Street, and runs back between parallel lines 165 feet to an alley.

Tract 3
Land in Davidson County, Tennessee, being Lot No. 23 on the Map of Bass's Second Addition as of record in Book 21, Page 114, said Register's Office. Said Lot No. 21 fronts 50 feet on the west side of 7th Avenue South, formerly Stevenson Street, and runs back between parallel lines 165 feet to an alley.

Less And Except property conveyed to The Nashville Housing Authority from BuSum Realty Company by deed of record in Book 4449, Page 920, said Register's Office.

Being the same property conveyed to Bacar Holdings, Inc., a Tennessee corporation from Buchanan & Company, Inc., a Tennessee corporation successor by merger to Buchanan Realty Company, f/k/a BuSum Realty Company by deed of record in Instrument No. 201502270017310, in the Register's Office for Davidson County, Tennessee, as to Tract 1, Tract 2, and Tract 3.

Tract 4
Being Lot No. 7 and Lot No. 8 on the plan of Bass' Second Addition, of record in Book 21, Page 114, Register's Office for said Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the easterly side of 8th Avenue South, formerly Franklin Pike and runs back between parallel lines, 165 feet to an alley.

Said Lot No. 8 fronts 50 feet on the easterly side of 8th Avenue South, formerly Franklin Pike and runs back between parallel lines, 165 feet to an alley.

Included in the above description but specifically excluded from this conveyance is the portions of Lot No. 7 and Lot No. 8 fronting the easterly side of 8th Avenue South previously conveyed for the widening of 8th Avenue South.

Said Lot No. 7 and Lot No. 8 being further described according to survey by J.E. McAleer, Jr. R.L.S. #1133 dated November 1, 1993 as follows:

Beginning at a point in an iron pin in the east R.O.W. of 8th Avenue South, 300 feet south of the south R.O.W. of Bass Street; thence N 87° 59' 07" E, 159.53 feet to a point being an iron pin in the R.O.W. of alley #402; thence with the alley R.O.W. S 01° 34' 26" E, 100 feet to an iron pin; thence S 87° 59' 07" W, 158.99 feet to an iron pin in the east R.O.W. of 8th Avenue South; thence N 01° 53' 00" W, 100 feet to the point being an iron pin and being the beginning of Tract #1 containing 15,925.6 square feet or 0.366 acres.

Tract 5

Being Lot No. 24 and Lot No. 25 on the plan of Bass' Second Addition of record in Book 21, Page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 50 feet on the westerly margin of 7th Avenue South, formerly Stevenson Street, and runs back between parallel lines, 165 feet to an alley.

Said Lot No. 25 fronts 50 feet on the westerly margin of 7th Avenue South, formerly Stevenson Street, and runs back between parallel lines, 165 feet to an alley.

Included in the above description but specifically excluded from this conveyance is the portions of Lot No. 21 and Lot No 25 which have been previously conveyed to the State of Tennessee for the Interstate Highway 65 right of way.

Said part of Lot No. 24 and Lot No. 25 being further described by survey made by Barge, Waggoner, Sumner and Cannon, Engineers, dated December 14, 1971, revised December 15, 1971, as follows:

Beginning at an iron pin in the easterly margin of Alley No. 402, 300 feet south of Bass Street; thence leaving said alley, North 88° 15' East, 108.6 feet to an iron in the westerly right-of-way of Interstate Highway I-10 (now Interstate I-65); thence along controlled access fence, South 19° 09' East, 20.2 feet to an iron pin; thence South 11° 42' East, 82 feet to an iron pin; thence leaving said right-of-way, South 88° 15' West, 129.2 feet to an iron pin in the easterly margin of Alley No. 402; thence with same, North 1° 35' West, 100 feet to the point of beginning.

This tract was also by survey made by J.E. McAleer dated November 1, 1993, as follows:

Beginning at an iron pin in the east side of alley #402, being 15 feet east of the northeast corner of Tract #1, previously described; thence N 87° 59' 07" E, 109.12 feet to an iron pin in the west R.O.W. of 1-65, S 19° 01' 36", 20.59 feet to a R.O.W. monument; thence S 11° 36' 36" E, 81.44 feet to an iron pin; thence S 87° 59' 07" W, 129.49 feet to an iron pin in the east R.O.W. of alley #402; thence N 01° 34' 26" W, 100.00 feet to an iron pin, the point of beginning containing 12,038.3 square feet or 0.276 +- Acres.

Tract 6

Being Lot No. 19 and Lot No. 20 on the plan of Bass' Second Addition, as of record in Book 21, page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts on the westerly side of 7th Avenue South, formerly Stephenson Street and runs back between parallel lines, 165 feet to an alley.

Said Lot No. 20 fronts on the westerly side of 7th Avenue South, formerly Stephenson Street and runs back between parallel lines, 165 feet to an alley.

Included in the above description but specifically excluded from this conveyance is the portions of Lot No. 19 and Lot No 20 conveyed to the State of Tennessee for the Interstate Highway 65 right of way of record in Book 4548, page 142, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 19 and Lot No. 20 being further described according to a survey by J.E. McAleer dated November 1, 1993 as follows:

Beginning at a point in the East R.O.W. of alley #402 and being 550 feet from the southerly R.O.W. of Bass Street; thence 87° 59' 09" E, 156.0 feet to a point in the West R.O.W. of I-65 after passing through a building located on the rear of Lots 21 and 22 also being Parcel #277 and #278; thence S 11° 42' 36" E, 41.11 feet to an iron pin; thence S 87° 59' 07" W, 166.51 feet to a point in the East R.O.W. of alley #402; thence N 1° 34' 26" W, 100 feet to the point of beginning containing 16,336 square feet or 0.38 plus or minus acres.

Being the same property conveyed to Bacar Holdings, Inc., a Tennessee corporation from Buchanan Realty Company, a Tennessee corporation, formerly known as BuSum Realty Company by deed of record in Book 9158, Page 548, as corrected in Book 11177, Page 361, in the Register's Office for Davidson County, Tennessee, as to Tract 4, Tract 5 and Tract 6.

Tract 7

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Bass' Second Addition, as of record in Book 21, Page 114, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Bacar Holdings, Inc., a Tennessee corporation from Grissom Group, LLC, a Tennessee limited liability company by deed of record in Instrument No. 200403150029031, in the Register's Office for Davidson County, Tennessee, as to Tract 7.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. General and special taxes and assessments for the year 2015 and subsequent years, including special assessments and personal property taxes, if any, a lien not yet due and payable.

2. Matters shown on the plat of record in Book 21, Page 114, in the Register's Office for Davidson County, Tennessee. (Tract II)

3. Terms, conditions, easements and restrictions of record in Book 4598, Page 321, in the Register's Office for Davidson County, Tennessee.

4. Sign Location Lease by and between E. E. Rivers, d/b/a Rivers Advertising Company and Busum Realty Company of record in Book 4622, Page 122, in the Register's Office for Davidson County, Tennessee.

5. Right of Way Agreement of record in Book 5556, Page 354, in the Register's Office for Davidson County, Tennessee.

6. Matters disclosed by a survey prepared by Douglas Ball-Chandler, Tennessee RLS No. 2588, Ragan Smith, August 24, 2015, File No. K352R-14919-01.

7. Zoning regulations and ordinances.