This instrument prepared by and after recording return to:

Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Ronald G. Steen, Jr., Esq.

BILL GARRETT, Davidson County
Trans:T20160057501 DEEDWARRSP
Recvd: 07/06/16 12:20 4 pgs
Fees:23.00 Taxes:5087.50
20160706-0069133

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Numbers:
421 Church Street Nashville, TN 37219-2501	Russell Street Partners, LLC 421 Church Street Nashville, TN 37219-2501	All of: 083-09-0-208.00 and 083-09-0-211.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **HERRING BANK, AS TRUSTEE FOR THE BENEFIT OF THE BONDHOLDERS OF CRYSTAL FOUNTAIN CHURCH OF GOD IN CHRIST**, a Texas banking association (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **RUSSELL STREET PARTNERS, LLC,** a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Nashville, Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

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

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference. The sale of the Property is sold **AS IS, WHERE IS**, without representations or warranties of any kind, including fitness for a particular use or purpose and as more particularly described on **Exhibit "B"**.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property to said Grantee, its heirs and assigns, against all persons claiming under Grantor.

[Signatures to immediately follow.]

Witness my hand this 28th day of June, 2016.

HERRING BANK, AS TRUSTEE FOR THE BENEFIT OF THE BONDHOLDERS OF CRYSTAL FOUNTAIN CHURCH OF GOD IN CHRIST, a Texas banking association

By: _____

Name: Catana Gray

Its: Vice-President

STATE OF TEXAS)
) SS.
COUNTY OF POTTER)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Grantor, Catana Gray, the Vice-President of Herring Bank, as Trustee for the Benefit of the Bondholders of Crystal Fountain Church of God in Christ, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal, at office located in Amarillo, TX, this 28th day of June, 2016.

_____
Notary Public

My Commission Expires: 12/20/19

DENISE MESSER
My Notary ID # 126357967
Expires December 20, 2019

STATE OF TEXAS)
) SS.
COUNTY OF POTTER)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,375,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

_____
Affiant [Grantee]

Sworn to and subscribed before me,
this 28th day of June, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 12/20/19

DENISE MESSER
My Notary ID # 126357967
Expires December 20, 2019

EXHIBIT "A"

Legal Description of the Property

Property Address: 105 S. 10th Street and 1003 Russell Street, Nashville, Tennessee 37206

Property Tax Identification: 083-09-0-211.00 and 083-09-0-208.00

TRACT I

Land in Davidson County, Tennessee, Being part of the Lot Hobson property in the 18th Ward of the City of Nashville, Tennessee, being a part of the unplatted property of the East Edgefield Plan of Lots, as of record in Book 21, Page 147, Register's Office for Davidson County, described as follows:

Beginning at the Northeast corner of 10th Street formerly Church Street and Russell Street, extended, formerly Gilliam Street; thence with the Easterly margin of 10th Street Northerly 160 feet more or less to the Southerly margin of a proposed alley; thence with the Southerly margin of said proposed alley Easterly 110 feet; thence Southerly parallel with 10th Street 160 feet more or less to the Northerly margin of Russell Street extended; thence with the Northerly margin of Russell Street Westerly 110 feet to the beginning.

TRACT II

Land in Davidson County, Tennessee, BEGINNING on the east margin of 10th Street, 177 feet northwardly from the north east corner of tenth and Russell Streets extended, running thence northwardly along said margin of 10th Street 38 feet to an alley, thence eastwardly along said alley 210 feet, to an alley that runs between 10th and 11th Street; thence at right angles southwardly along said last mentioned alley, 38 feet more or less, to a point; thence westwardly and parallel to Russell Street, 210 feet to the beginning. This property forms a lot 38 feet front on the 10th Street and running back eastwardly between parallel lines 210 feet to an alley.

Being part of the same property conveyed to Herring Bank, As Trustee for the Benefit of the Bondholders of Crystal Fountain Church of God in Christ, a Texas banking association, by Deed in Lieu of Foreclosure, of record at Instrument No. 20141010-0094324, in the Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

Permitted Exceptions

1. Any and all unpaid *ad valorem* taxes payable to Davidson County, Tennessee (plus penalty and interest, if any) that may be a lien against the Property.

2. Rights and claims of parties in possession.

3. Any facts, rights, interests or claims which could be ascertained by an inspection of the Property or by making inquiry of the person(s) in possession of the Property.

4. Any mechanics' and materialmen's liens, filed or unfiled, which take priority over the Deed of Trust upon which this foreclosure sale is had.

5. Any discrepancies, conflicts, easements, boundary line disputes, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the subject Property.

6. Liens for any unpaid assessments and/or special assessments.