Address New Owner:	Send Tax Bills to:	Map-Parcel Nos.
AMG 810 Lea, L.L.C. Attn: Anthony J. Iarocci, III 643 Magazine Street, Suite 306 New Orleans, LA 70130	Same	9310002100
Return to and prepared by: Bradley Arant Boult Cummings LLP (RFW) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **THE UNITED METHODIST PUBLISHING HOUSE**, an Illinois not-for-profit corporation ("**Grantor**"), has bargained and sold, and hereby transfers and conveys to **AMG 810 LEA, L.L.C.**, a Louisiana limited liability company ("**Grantee**"), its successors, and assigns, certain real property in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

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

Grantor does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except for those exceptions included on Exhibit B, attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors and assigns to warrant specially and forever defend the title to the Property to the Grantee its successors and assigns, against the lawful claims of all persons claiming through or under the Grantor, but not further or otherwise.

This is unimproved property known as 810 Lea Avenue South, Nashville, Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160060995 DEEDWARRSP
Recvd: 07/15/16 14:22 4 pgs
Fees:23.00 Taxes:49950.00
20160715-0073045

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $13,500,000.00.

Affiant

Subscribed and sworn to before me this 13th day of July, 2016.

Notary Public
My Commission Expires: _____

BARBARA KIMMINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires AUG 30, 2019

[Signature page to Special Warranty Deed]

Executed this 13TH day of July, 2016.

THE UNITED METHODIST PUBLISHING HOUSE,
an Illinois not-for-profit corporation

Neil M. Alexander, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Barbara Kimmins, a Notary Public of the State and County aforesaid, personally appeared Neil M. Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of The United Methodist Publishing House, an Illinois not-for-profit corporation, the within named bargainor, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

WITNESS my hand, at office, in Nashville, Tennessee, this 13TH day of July, 2016.

Notary Public
My Commission Expires:

BARBARA KIMMINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires AUG 20, 2019

{AFFIX NOTARY STAMP/SEAL ABOVE}

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

Being Lots Nos. 5, 6, 7 and 8 on the Plan of Webb and Neal's Subdivision of the Campbell Lot, as of record in Book 57, Page 68, Register's Office for said County; part of Lots Nos. 7 and 8 on the Plan of Cousin's property, as of record in Book 21, Page 62, said Register's Office, and Lot No. 16 and parts of Lots Nos. 14 and 15 on the Plan of Gowdey's Addition to Nashville, as of record in Book 21, Page 86, Register's Office, and Lots Nos. 19 and 20 on the Map of James P. Clark's Subdivision of record in Plan Book 1, Page 139, of the Chancery Court at Nashville, for said County, and part of Vauxhall Alley, being Alley No. 116, as closed by Ordinance No. 56-82, a copy of which of record in Book 2699, Page 190, Register's Office, and part of the first alley south of Clark Place or 9th Avenue South running west from 9th Avenue South to Vauxhall Alley, likewise closed by Ordinance No. 45-217 of the Ordinances of said City, and more particularly described as according to a survey made by Hickerson-Miller Engineer-Surveyors, dated July 19, 1956, as follows:

> BEGINNING at a point in the northwest corner of the intersection of Lea Avenue and 9th Avenue South; thence along the northerly margin of Lea Avenue, northwesterly 316.5 feet more or less to an iron pin in the northeast corner of the intersection of Lea Avenue and 10th Avenue South; thence northwesterly along the easterly margin of 10th Avenue South, 63.7 feet more or less to an iron pin in the easterly margin of 10th Avenue South, the southwest corner of the property owned by Brandau, Craig, Dickerson; thence northeasterly along the southerly line of said Brandau, Craig, Dickerson Property, the northerly boundary of Lot No. 16, above 179.7 feet more or less to a point in the easterly margin of an alley, No. 116, abandoned by City Council Ordinance No. 56-82, being a point in the easterly line of Lot No. 5, above; thence northwesterly along the margin of said alley, 208.6 feet more or less to an iron pin in the southerly margin of Clark Place; thence northeasterly along the southerly margin of Clark Place, 83.4 feet more or less to an iron pin in the southwest corner of the intersection of Clark Place and 9th Avenue South; thence southeasterly along the westerly margin of 9th Avenue South, 454.8 feet more or less to the point of beginning.

Being the same property conveyed to BOARD OF PUBLICATION OF THE METHODIST CHURCH, AN ILLINOIS CORPORATION by deed from MOTORENT, INC., A TENNESSEE CORPORATION of record in Book 2997, page 205, dated December 15, 1959, said Register's Office. Pursuant to the Articles of Amendment of record in Instrument No. 20081002-0100334, said Register's Office, the BOARD OF PUBLICATION OF THE METHODIST CHURCH, AN ILLINOIS CORPORATION is now known as THE UNITED METHODIST PUBLISHING HOUSE.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Davidson County real property taxes for the year 2016, which have been prorated between the parties and assumed by Grantee.

2. Subject to any easements retained in Ordinance No. 56-82 closing Alley 116. Such Ordinance was filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee, and in Book 2699, page 190, Register's Office for Davidson County, Tennessee.

3. All matters shown on the ALTA / NSPS Land Title Survey by Ted J. Stevenson II, TN RLS No. 2136 with Ragan Smith dated July 8, 2016 and designated as Job No. 13036, Work Order 0543, showing the following matters:

   a. Fence encroachments along the north and northwest property line.