THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:	PROPERTY OWNER:	PROPERTY ADDRESS:	MAIL TAX BILLS TO:	TAX PARCEL NO.:
Justin D. Fingar, Esq. DONOVANFINGAR, LLC 813 Shades Creek Parkway Suite 200 Birmingham, AL 35209	Regions Bank 250 Riverchase Parkway East Suite 600 Birmingham, AL 35244	6700 Nolensville Road Brentwood, TN 37027	Regions Bank 250 Riverchase Parkway East Suite 600 Birmingham, AL 35244	~~A portion of 181/49~~ 181/254

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 28th day of September, 2007, by and between **LEGG INVESTMENTS – NOLENSVILLE, LLC**, a Delaware limited liability company whose address is Two Metroplex, Suite 107, P.O. Box 661526, Birmingham, Alabama 35266-1526 (hereinafter "Grantor"), and **REGIONS BANK**, an Alabama banking corporation whose address is 250 Riverchase Parkway East, Suite 600, Birmingham, Alabama 35244 (hereinafter "Grantee");

WITNESSETH:

THAT for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

> Lot 4, on the Plan of Mill Creek Towne Centre Subdivision, as shown on plat of record in Instrument No. 200512300156533, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description.

This being a portion of the real estate conveyed to Grantor by Deed of record in Instrument No. 20050415-0042173 and Instrument No. 200504150042174, each in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

AND, subject always to those liens, easements, encumbrances and exceptions listed in **Exhibit "A"**, attached hereto and incorporated herein by reference, Grantor does hereby covenant with Grantee that title to aforesaid real estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

Davidson County DEEDWARR
Recvd: 09/28/07 13:48 5 pgs
Fees:28.00 Taxes:4662.00
20070928-0115832

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officers on this the day and year first above written.

LEGG INVESTMENTS – NOLENSVILLE, LLC, a Delaware limited liability company

By: Legg Management, LLC, a Delaware limited liability company, its Manager

By: _____
Murray Legg, Manager

By: The Thompson Development Company, Inc., an Alabama corporation, its Manager

By: _____
Guy S. Clifton, Vice President

ACKNOWLEDGMENTS

STATE OF ALABAMA
COUNTY OF JEFFERSON

Personally appeared before me, Kathy R. Stanford, a Notary Public in and for said State and County duly commissioned and qualified, Murray Legg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of Legg Management, LLC (the "Constituent"), the Manager of LEGG INVESTMENTS – NOLENSVILLE, LLC (the "Maker") and is authorized by the Maker or by its Constituent, the Constituent being authorized by the Maker, to execute this instrument on behalf of the Maker.

WITNESS my hand, at office, this 27th day of September, 2007.

Kathy R. Stanford
Notary Public

KATHY R. STANFORD NOTARY PUBLIC ALABAMA STATE AT LARGE

My Commission Expires: May 25, 2011

STATE OF ALABAMA
COUNTY OF Jefferson

Personally appeared before me, Kathy R. Stanford, a Notary Public in and for said State and County duly commissioned and qualified, Guy S. Clifton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of The Thompson Development Company, Inc. (the "Constituent"), the Manager of LEGG INVESTMENTS – NOLENSVILLE, LLC (the "Maker") and is authorized by the Maker or by its Constituent, the Constituent being authorized by the Maker, to execute this instrument on behalf of the Maker.

WITNESS my hand, at office, this 26th day of September, 2007.

Kathy R. Stanford
Notary Public

My Commission Expires: May 25, 2011

KATHY R. STANFORD NOTARY PUBLIC ALABAMA STATE AT LARGE

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

GRANTOR/AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of September, 2007.

Notary Public

My Commission Expires:

May 25, 2011

KATHY R. STANFORD NOTARY PUBLIC ALABAMA STATE AT LARGE

EXHIBIT "A"

PERMITTED EXCEPTIONS

1. Taxes for they year 2007, a lien, which are not yet due and payable.

2. All matters shown on plat recorded in Instrument No. 20051230-0156533, Register's Office for Davidson County, Tennessee.

3. Easement to United States of America as set forth in instrument recorded in Book 4424, page 967.

4. Stormwater Detention Agreement as of record in Instrument No. 20051114-0136937.

5. Reciprocal Easement Agreement as of record in Instrument No. 20050415-0042176.

6. Waiver of Sign Easement Rights Agreement as of record in Instrument No. 20060602-0064979.

7. Declaration of Easements, Covenants, Conditions and Restrictions as of record in Instrument No. 20070928-0115831

8. All matters shown on that survey prepared by Thomas W. Brooks, Jr. Brooks & Brooks, Tennessee Registered Surveyor No. 2118, dated 6/5, 2007.