Davidson County DEEDWARR
Recvd: 07/10/08 11:19 6 pgs
Fees:33.00 Taxes:22200.00
20080710-0070934

THIS INSTRUMENT PREPARED BY:
John M. Baird
WHITE & REASOR, PLC
Two American Center, Suite 1150
3102 West End Avenue
Nashville, Tennessee 37203

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel No.:
Holiday Mobile Village, LLC Attn: Chad M. Ray, Manager 307 South Main Street Goodlettsville, TN 37072	New Owner	71-3-45.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, W.F. Poteat Trust Family Limited Partnership, a Tennessee limited partnership hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto Holiday Mobile Village, LLC, a Tennessee limited liability company hereinafter called "Grantee", its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, State of Tennessee, more particularly described as follows:

Tract 1:

BEGINNING at an iron stake in the South margin of Grizzard Street; which is located 530 feet west of the centerline of Dickerson Road; thence N 81 deg. 07 min. W 826.76 feet to an iron stake by a post in a stone wall; thence with said stone wall, N 5 deg. E 92 feet to an iron stake; thence N 81 deg. 39 min. W 31 feet to an iron pin; thence N 6 deg. 10 min. 40 sec. E 1487.11 feet to an iron stake by a post in the south boundary line of the Jones & Hart Subdivision, as of record in Book 332, page 43; thence with boundary of said subdivision, S 81 deg. 25 min. E 653 feet to an iron stake by a post in the northwest corner of the H.E. Witty property; thence with Witty's west line, S 14 deg. 36 min. W 363.61 feet to an iron stake by a post; thence along Witty's South line, S 82 deg. 42 min. E 391.73 feet to an iron stake by a post; thence along the West line of the West boundary of the E. Brown's Subdivision, as of record in Book 332, page 55, S 14 deg. 26 min. W 1227.99 feet to the point of beginning, containing 32.4 acres.

Tract II:

BEGINNING at an iron pin in Fred Hahn's (formerly Call's property) North boundary line, said point is N 81 deg. 07 min. W 826.76 feet, N 5 deg. E 92 feet and N 81 deg. 39 min. W 31 feet from an iron stake in the South margin of Grizzard Street (this being the southeast corner of the original tract) thence N 81 deg. 39 min. W 1050 feet to a point in the East ROW line of State Highway I-65; thence with ROW line N 6 deg. 10 min. 40" E 1478 feet to a point; in E. C. Duke's South boundary line (the Jones-Hart Subdivision as recorded in Book 332, page 43); thence with the boundary line of said subdivisions S 81 deg. 25 min. E 1050 feet to an iron stake in the South boundary line of said subdivision; thence with the West line of Creative Holders, Inc.'s property S 6 deg. 10 min. 40 sec. E 1478 feet to the beginning and contains 36.07 acres.

INCLUDED IN THE FOREGOING BUT EXPRESSLY EXCLUDED THEREFROM is the following land which was deeded to the Tennessee Department of Transportation of record in Instrument No. 20021112-0140068, Register's Office of Davidson County, Tennessee as follows:

> Beginning at the point of intersection of the existing east margin of I-65 and the south boundary of the Felix Z. Wilson, II property; thence with said boundary south 80 degrees, 17 minutes, 50 seconds east 10.20 feet to a point, said point beginning 151.70 feet right of I-65 proposed centerline station 226+49.98; thence with the proposed east margin of said road south 11 degrees, 58 minutes, 09 seconds west 100.08 feet to a point, said point being 141.55 feet right of I-65 proposed centerline station 225+50.42; thence with said existing margin northerly 100 feet more or less to the point of beginning, containing 510 square feet and being part of the same property conveyed by Willie Florence Poteat to Jerry Poteat and Jerilynn Bock, Co-Trustees of the Willie Florence Poteat Revocable Trust as of record in Book 11226, page 811, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W. F. Poteat Trust Family Limited Partnership by deed of record as Instrument No. 20031231-0184987, Register's Office for Davidson County, Tennessee.

This is improved property known as Holiday Mobile Village, 201 Grizzard Avenue, Tennessee.

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

Grantor further covenants that it is seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all

persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance is subject to the following:

1. Taxes and assessments for the current year, which have been prorated and assumed by Grantee.

2. Rights of tenants in possession, as tenants only, pursuant to unrecorded leases, as identified on the Rent Roll attached to that certain Assignment of Leases by and between the parties executed simultaneously with this Special Warranty Deed.

3. Easement(s) of record in Book 787, page 22, Register's Office for Davidson County, Tennessee.

4. Right of Way Easement of record in Book 1940, page 242, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3990, page 974, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7061, page 107, Register's Office for Davidson County, Tennessee.

7. Lease Agreement of record in Book 7526, page 534, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 11th day of July, 2008.

(signature page follows)

"GRANTOR"

W.F. POTEAT TRUST FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership

By: Thompson Management, L.L.C., a Florida limited liability company, General Partner

By: _____
A. Russell Poteat, Chief Manager

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, A. Russell Poteat, with whom I am personally acquainted, who acknowledged that he is Chief Manager of Thompson Management, L.L.C., a Florida limited liability company, the general partner of W.F. Poteat Trust Family Limited Partnership, and is authorized to execute the foregoing instrument on behalf of Thompson Management, L.L.C., as such general partner, for the purposes therein contained.

Witness my hand, at office, this 7th day of July, 2008.

Marsha R. Fromang
Notary Public

My Commission Expires:

6/16/2012



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Six Million and No/100 Dollars ($6,000,000.00).

AFFIANT

SUBSCRIBED and sworn to before me, this 8th day of July, 2008.

Notary Public

JOHN M. BAIRD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 1/23/10

My Commission Expires:
1-23-2010