Davidson County DEEDWARR
Recvd: 07/17/08 13:10 5 pgs
Fees:28.00 Taxes:4532.50
20080717-0073473

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (CNS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Frank Moore Holdings, LLC 6350 Torrington Road Nashville, TN 37205	Same	Map 92-12 Parcel 339 and Map 92-12 Parcel 342

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **JAMES CARL CAMPBELL, JR. and WILLIAM B. ROEHRIG, JR.** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey unto **FRANK MOORE HOLDINGS, LLC, a Tennessee limited liability company** ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto.

The source of these descriptions is the prior deed.

This is improved property known as 1500 Church Street and unimproved property known as 200 McMillin Street, Nashville, Tennessee.

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

GRANTORS covenant and bind themselves, their heirs and representatives to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantors executed this instrument on this 17th day of July, 2008.

JAMES CARL CAMPBELL, JR.

WILLIAM B. ROEHRIG, JR.

STATE OF TENNESSEE)

COUNTY OF Davidson

Personally appeared before me, Mary Jan Dionne, a Notary Public, JAMES CARL CAMPBELL, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of July, 2008.

Mary Jan Dionne
Notary Public

My Commission Expires: 3/20/10

MARY JAN DIONNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF Davidson

Personally appeared before me, Mary Jan Dionne, a Notary Public, WILLIAM B. ROEHRIG, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of July, 2008.

Mary Jan Dionne
Notary Public

My Commission Expires: 3/20/10

MARY JAN DIONNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF Davidson

The actual consideration or value (whichever is greater) for this transfer is $1,225,000.00.

Affiant

Subscribed and sworn to before me, this 17 day of July, 2008.

Mary Jan Dionne
Notary Public

My Commission Expires: 3/20/10

MARY JAN DIONNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Tract 1:

Being Lots Nos. 58, 59, and part of Lot No. 60 on Governor McMillins' Plan of the Old State Prison Lands as of record in Book 161, Page 119, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at the northwest intersection of 15th Avenue North and Church Street, as widened; thence with the northerly margin of Church Street westerly 115.60 feet to the southeast corner of the property conveyed to The National Life and Accident Insurance Company of record in Book 1468, Page 61, said Register's Office; thence with said Insurance Company's eastern boundary line northerly 121.9 feet, more or less, to the southerly margin of an alley; thence with the same easterly 112 feet to the westerly margin of 15th Avenue North; thence with the same southerly 143-1/2 feet, more or less, to the beginning.

Being the same property conveyed to Mrs. Anita R. Campbell and William B. Roehrig, Jr., by Deed of record in Book 4348, Page 794, Register's Office for Davidson County, Tennessee. The said Anita R. Campbell having since died. By virtue of the Last Will & Testament of Anita Roehrig Campbell of record at Docket No. 96P535, property being devised to James Carl Campbell, Jr. as Trustee. Tracts 1 and 2 being the same property conveyed to James Carl Campbell, Jr. by Quit-Claim Deed from James Carl Campbell, III, Catherine Anne Campbell Honaker and Caroline Diane Campbell McGee as beneficiaries under the terms of the Last Will of Anita Roehrig Campbell a/k/a Anita R. Campbell recorded at Instrument No. 20080528-0054219, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 40 in the McMillin Subdivision of the Old State Prison Land, as of record in Book 161, Page 119, Register's Office for said County, described as follows:

Beginning at a point in the east side of McMillin Avenue 382.9 feet south of its intersection with the south line of Hynes Street; thence running southwardly along the east line of said McMillin Avenue 40 feet to a 12 foot alley and from that front extends back eastwardly between parallel lines 100 feet to a 12 foot alley.

Being the same property conveyed to Anita R. Campbell and William B. Roehrig, Jr., by Deed of record in Book 5153, Page 346, Register's Office for Davidson County, Tennessee. The said Anita R. Campbell having since died. By virtue of the Last Will & Testament of Anita Roehrig Campbell of record at Docket No. 96P535, property being devised to James Carl Campbell, Jr., as Trustee. Tracts 1 and 2 being

the same property conveyed to James Carl Campbell, Jr. by Quit-Claim Deed from James Carl Campbell, III, Catherine Anne Campbell Honaker and Caroline Diane Campbell McGee as beneficiaries under the terms of the Last Will of Anita Roehrig Campbell a/k/a Anita R. Campbell recorded at Instrument No. 20080528-0054219, Register's Office for Davidson County, Tennessee.

The source of these descriptions is the prior deed.

This is improved property known as 1500 Church Street and unimproved property known as 200 McMillin Street, Nashville, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2008, a lien, which are not yet due and payable. Tax Parcel Nos. 92-12/339 and 92-12/342.

2. Terms and Conditions of Construction & Easement Agreement recorded in Book 4264, page 969, Register's Office for Davidson County, Tennessee.

3. All matters shown on Survey dated May 17, 2008, prepared by R. Scott Cherry, Cherry Land Surveying, Inc., Surveyors, Job No. 08099.