THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
Attorneys at Law
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Memphis, TN 38103
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BILL GARRETT, Davidson County
Trans:T20090031048 DEEDWARR
Recvd: 05/11/09 11:22 4 pgs
Fees:23.00 Taxes:1091.50
20090511-0043049

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 2 day of APRIL, 2009 by and between Alaska Seaboard Partners Limited Partnership, a Delaware Limited Partnership, hereinafter called Grantor, and Stephen K. Randolph, his heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

SEE ATTACHED EXHIBIT A

Being the same property conveyed by Trustee's Deed of record in Instrument Number 20080529-0054665, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 7 day of APRIL, 2009.

Alaska Seaboard Partners Limited Partnership, a Delaware Limited Partnership
By Alaska Seaboard Investments, Inc., a Nevada Corporation its General Partner

Robin P. Arkley II, President and Secretary

STATE OF CALIFORNIA

COUNTY OF HUMBOLDT

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared Robin P. Arkley, II, ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who, ~~upon oath~~, acknowledged such person to be President and Secretary of Alaska Seaboard Investments, Inc., a Nevada Corporation its General Partner, and who acknowledged that he/she as such, being authorized so to do, executed and delivered the foregoing instrument on behalf of Alaska Seaboard Partners Limited Partnership, a Delaware Limited Partnership (hereinafter referred to as "Alaska Seaboard") as its attorney in fact and as the free act and deed of the within named Alaska Seaboard.

Witness my hand and seal, this _____ day of _____, 2009.

Notary Public

My commission expires:

****

Property Address: 613 West Old Hickory Blvd, Madison, TN 37115
Parcel # 042-11-0-137.00 & 042-11-0-072.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Stephen K. Randolph
613 West Old Hickory Blvd
Madison TN 37115

STATE OF TENNESSEE
COUNTY OF Robertson
The actual consideration or true value, whichever is greater, for this transfer is $ 295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May, 2009.

Notary Public
My Commission Expires: 9/26/11

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of HUMBOLDT }

On 4-2-09 (Date) before me, ELISHIA HAYES, NOTARY PUBLIC (Here Insert Name and Title of the Officer),

personally appeared ROBIN P ARKLEY II (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ELISHIA HAYES
Commission # 1813121
Notary Public - California
Humboldt County
My Comm. Expires Sep 13, 2012

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: SPECIAL WARRANTY DEED

Document Date: 4-2-09 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1

LAND in Davidson County, Tennessee, being Lot 4, Harlan Heights, as shown on plat of record in Instrument No. 20050830-0103631, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Jerry C. Harlan and wife, Wanda G. Harlan, dated 07/02/1980, by Warranty Deed from Mrs. E. W. Benson, a widow, and filed for record on 07/30/02, in Book 5620, page 741, in the Register's Office for Davidson County, Tennessee.

PARCEL 2

LAND in Davidson County, Tennessee, being Lot No. 14 of Block "B" on the Map of Marthonna, not of record, described according to a copy of a survey thereof made in December, 1937, by J. A. Mefford, Surveyor as follows:

Lot No. 14 fronts 25 feet on the South side of Hall's Lane Section of Old Hickory Boulevard and runs back between parallel lines 244.9 feet on the westerly line and 244 1/2 feet on the easterly line to a dead line, being 25 feet thereon. The northwesterly corner of said Lot No. 14 is 300 feet as measured along the southerly line of Old Hickory Boulevard in an easterly direction from Marthonna Road West.

Included but specifically excluded from the above-described property is that property taken by Final Consent Decree in Case No. B-15115 out of the 6th Circuit Court for Davidson County, Tennessee, and recorded in book 4927, page 736, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Jerry C. Harlan and wife, Wanda G. Harlan, dated 08/12/02, by Warranty Deed from Filbert J. Martocci, Jr., an unmarried person, and filed for record on 09/11/02, in Instrument Number 20020911-0110492, and Re-recorded on 11/20/02 in Instrument Number 20021120-0143958, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shirley Jeanne Ebanks by deed dated 08/18/06, from Jerry C. Harlan and wife, Wanda G. Harlan, filed for record on 08/23/06, in Instrument No. 20060825-0105508, Register's Office for Davidson County, Tennessee

SJE