BILL GARRETT, Davidson County
Trans:T20090031733 DEEDWARR
Recvd: 05/13/09 13:58 2 pgs
Fees:13.00 Taxes:3052.50

20090513-0044153

THIS INSTRUMENT PREPARED BY: MARCY HARDEE **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this ~~transfer~~ is $825,000.00. Affiant Subscribed and sworn to before me, this ~~12th~~ 12 day of May, 2009. Notary Public My Commission Expires: _____

JAN O'BRIEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22, 2010

Address New Owner As Follows: Professional Resource Development, Inc. 1200 Network Centre Drive Suite 2 Effington, IL 62401	Send Tax Bills To: SAME	Map-Parcel Number Part of 162 Map 289.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BLUE DOG INVESTMENTS,** a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **PROFESSIONAL RESOURCE DEVELOPMENT, INC.**, an Illinois corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 2 of Mill Creek Village, as shown on the 3rd Revision of Lot 2, Mill Creek Village, of record at Instrument No. 20090505-0040967, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Blue Dog Investments, a Tennessee general partnership by deed from Mill Creek Associates, G.P., a Georgia general partnership, of record at Instrument No. 20051123-0141957, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 taxes, a lien not yet due and payable, which have been prorated and will be paid by Grantor.

2. Matters shown on the Plan of record at Instrument No. 20011228-0143701, and at Instrument No. 20040122-0008739 and at Instrument No. 20090505-0040967, Register's Office for Davidson County, Tennessee.

3. Terms and conditions of that certain Declaration of Easements, Covenants, Conditions and Restrictions of record at Instrument No. 20011116-0125963, as amended by First Amendment to Declaration of Easements, Covenants, Conditions and Restrictions of record at Instrument No. 20020322-0035168, Register's Office for Davidson County, Tennessee.

4. Memorandum of Lease dated November 6, 2001 between Mill Creek Associates, G.P., and Walgreen Co., of record at Instrument No. 20011116-0125964, Register's Office for Davidson County, Tennessee, as ratified in Instrument No. 20021112-0139539, Register's Office for Davidson County, Tennessee.

5. Declaration of Drainage Easement of Record at Instrument No. 20011116-125961 and at Instrument No. 20020322-0035170, Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreement of Record at Instrument No. 20011120-0127358, and at Instrument No. 20070312-0029656, Register's Office for Davidson County, Tennessee.

9. Sanitary Sewer Easement of record at Instrument No. 20011228-0143701, Register's Office for Davidson County, Tennessee

10. Drainage Easement of record in Book 7838, Page 934, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1315 Bell Road Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and it does covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

WITNESS my hand this 12th day of May, 2009.

BLUE DOG INVESTMENTS,
a Tennessee general partnership

By: _____
Kelly McCreight, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KELLY MCCREIGHT**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **General Partner** of the maker or a constituent of 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 12th day of May, 2009.

_____
Notary Public

My Commission Expires: _____

JAN O'BRIEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 22, 2010