BILL GARRETT, Davidson County
Trans:T20090040190 DEEDWARR
Recvd: 06/17/09 08:17 4 pgs
Fees:23.00 Taxes:3204.72
20090617-0056177

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (SLW)
3102 West End Avenue, Suite 1150
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
First Tennessee Bank National Association 165 Madison Avenue Memphis, TN 38103 Attn: Corporate Real Estate and Administrative Services	Same	Map/Parcel 164-00-0-314.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of all of which is hereby acknowledged, PGM-Mt. View, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto First Tennessee Bank National Association, a national banking association ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit "A" attached hereto.

This is unimproved property known as 3556 Murfreesboro Pike, Antioch, Tennessee 37013.

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, in fee simple forever.

Grantor further covenants that Grantor is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors 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 (other than claims arising out of the matters set forth on Exhibit "B"), but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument as of the 12 day of June, 2009.

GRANTOR:

PGM-Mt. View, LLC, a Tennessee limited liability company

By: _____

Title: President

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared J. Dudley Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be ~~Chief Manager~~ President (or other officer authorized to execute the instrument) of PGM-Mt. View, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such ~~Chief Manager~~ President executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as ~~Chief Manager~~. President.

Witness my hand and seal, at office in ~~Nashville~~ Brentwood, Tennessee, this 12 day of June, 2009.

_____
Notary Public

My commission expires:
My Commission Expires SEPT. 3, 2012

TIFFANY S. PRUETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $866,140.00.

_____
Affiant

SUBSCRIBED AND SWORN to before me, this 12 day of June, 2009.

My Commission Expires SEPT. 3, 2012

My Commission Expires

_____
Notary Public

TIFFANY S. PRUETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot(s) No. 3 as shown on the map entitled Final Plat of Mt. View Marketplace, of record as Instrument No. 20081016-0104155, Register's Office for Davidson County, Tennessee, as amended by Revision to the Final Plat of Mt. View Marketplace of record as Instrument No. 20090407-0031620, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Together with the beneficial rights to a 40' cross access easement as shown on the plat of record as Instrument No. 20081016-0104155, said Register's Office.

Together with the beneficial rights to various appurtenant easements set forth in the declaration of record as Instrument No. *20090917-0051760, said Register's Office.

Being part of the same property conveyed to PGM-Mt. View, LLC a Tennessee limited liability company, by deed from Stephen J. Kozy, of record as Instrument No. 20071221-0146598, dated December 19, 2007, said Register's Office.

EXHIBIT "B"

1. General or special taxes and assessments required to be paid in the year 2009 and subsequent years for Map-Parcel 164-00-0-314.00.

2. Matters shown on the Plan of record as Instrument Nos. 20081016-0104155 and 20090407-0031620, said Register's Office.

3. Consent and Subordination of Deed of Trust to Plat of record as Instrument No. 20081222-0121870, and as Instrument No. 20090617-0060174, said Register's Office.

4. Access Easement Agreement of record in Instrument No. 20071221-0146599, Register's Office for Davidson County, as amended and restated by Amended and Restated Access Easement Agreement of record as Instrument No. 20090617-0060173, said Register's Office.

5. Memorandum of Lease of record as Instrument No. 20070622-0074844 and amended as Instrument No. 20080929-0098615, and Instrument No. 20090617-0060175, said Register's Office.

6. All matters shown on the plat of survey by Alan Cummings, with Crawford and Cummings, P.C., dated December 16, 2008, last revised June 12, 2009.

7. Declaration of easements of record as Instrument No. 20090617-0060176 said Register's Office.