BILL GARRETT, Davidson County
Trans:T20090056901 DEEDWARR
Recvd: 08/19/09 15:49 5 pgs
Fees:28.00 Taxes:29600.00
20090819-0078229

SPECIAL WARRANTY DEED

To: North Charlotte Avenue Holdings, LLC

From: Unicorn Advertising, a general partnership

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers	
North Charlotte Avenue Holdings, LLC 401 Church Street, Suite 3000 Nashville, TN 37219	Same	Map 93-5, Parcel 20 Map 93-5, Parcel 21 Map 93-5, Parcel 22 Map 93-5, Parcel 23 Map 93-5, Parcel 54 Map 93-5, Parcel 55 Map 93-5, Parcel 56 Map 93-5, Parcel 57 Map 93-5, Parcel 58 Map 93-5, Parcel 59 Map 93-5, Parcel 60 Map 93-5, Parcel 61 Map 93-5, Parcel 62 Map 93-5, Parcel 63	Map 93-5, Parcel 64 Map 93-5, Parcel 67 Map 93-5, Parcel 68 Map 93-5, Parcel 69 Map 93-5, Parcel 70 Map 93-5, Parcel 74 Map 93-5, Parcel 78 Map 93-5, Parcel 79 Map 93-5, Parcel 80 Map 93-5, Parcel 81 Map 93-5, Parcel 82 Map 93-5, Parcel 83 Map 93-5, Parcel 84

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $8,000,000.00

Affiant

Sworn to and subscribed before me, this 18 day of August 2009.

Notary Public

My Commission Expires:

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

TRACI HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Unicorn Advertising, a general partnership** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **North Charlotte Avenue Holdings, LLC, a Tennessee limited liability company** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all

of Seller's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

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

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 18th day of August, 2009.

SELLER: UNICORN ADVERTISING, a general partnership

By: _____

Title: Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Bill Pratt with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Partner of Unicorn Advertising, the within named bargainor, a general partnership, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as Partner.

Witness my hand and seal, at office in Nashville, Tennessee this 18 day of August, 2009.

Traci Henry
Notary Public

My Commission Expires: _____

TRACI HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Tract I

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set at the intersection of the northerly right-of-way line of Nelson Merry Street, and the easterly right-of-way line of Eleventh Avenue North, said iron rod set being located at Northing: 667,147.20; Easting: 1,734,927.23; on the State Plane Coordinate System NAD-83 (1990);

Thence leaving the northerly right-of-way line of Nelson Merry Street, with the easterly right-of-way line of Eleventh Avenue North, North 28 deg 38 min 19 sec West, 142.87 feet to an existing iron rod, at a corner common with the property of Hippodrome Oldsmobile, Inc., as of record in Deed Book 5334, Page 983, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Eleventh Avenue North, with the southerly property line of Hippodrome Oldsmobile, Inc., North 62 deg 25 min 41 sec East, 154.00 feet to an existing pk nail;

Thence with the westerly property line of Hippodrome Oldsmobile, Inc., South 28 deg 28 min 19 sec East, 35.88 feet to an existing pk nail;

Thence with the southerly property line of Hippodrome Oldsmobile, Inc., North 62 deg 25 min 41 sec East, 50.00 feet to an existing pk nail;

Thence with the westerly property line of Hippodrome Oldsmobile, Inc., South 28 deg 38 min 38 sec East, 107.00 feet to an existing pk nail in the northerly right-of-way line of Nelson Merry Street;

Thence with the northerly right-of-way line of Nelson Merry Street, South 62 deg 25 min 52 sec West, 204.01 feet to the POINT OF BEGINNING. Containing 27,348 square feet or 0.628 acres more or less.

Being the same property conveyed to Unicorn Advertising, as of record in Instrument Number: 20080725-0076479, at the Register's Office for Davidson County, Tennessee.

Tract II

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a hole in concrete at the intersection of the southerly right-of-way line of Nelson Merry Street, and the easterly right-of-way line of Eleventh Avenue North, said hole in concrete being located at Northing: 667,115.85; Easting: 1,734,944.12; on the State Plane Coordinate System NAD-83 (1990);

Thence leaving the easterly right-of-way line of Eleventh Avenue North, with the southerly right-of-way line of Nelson Merry Street, North 62 deg 25 min 52 sec East, 447.45 feet to an existing iron rod, at a corner common with the property of North Charlotte Avenue Holding, LLC, as of record in Instrument Number: 20080118-0005919, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Nelson Merry Street, with the westerly property line of North Charlotte Avenue Holding, LLC, South 34 deg 45 min 17 sec East, 103.63 feet to an existing iron rod;

Thence with the northerly property line of Charlotte Avenue Holding, LLC, South 61 deg 41 min 16 sec West, 41.33 feet to an existing iron rod;

Thence with the westerly property line of Charlotte Avenue Holding, LLC, South 29 deg 11 min 44 sec East, 50.00 feet to an existing iron rod;

Thence with the northerly property line of Charlotte Avenue Holding, LLC, South 61 deg 41 min 16 sec West, 25.25 feet to an existing iron rod;

Thence with the westerly property line of Charlotte Avenue Holding, LLC, South 29 deg 11 min 44 sec East, 97.66 feet to an existing iron rod;

Thence with the southerly property line of Charlotte Avenue Holding, LLC, North 61 deg 41 min 16 sec East, 14.85 feet to an existing iron rod;

Thence with the westerly property line of Charlotte Avenue Holding, LLC, South 28 deg 42 min 21 sec East, 207.50 feet to an existing iron rod, in the northerly right-of-way line of Charlotte Avenue;

Thence with the northerly right-of-way line of Charlotte Avenue, South 61 deg 42 min 32 sec West, 398.87 feet to an iron rod set;

Thence with a curve to the right, along an arc length of 70.71 feet, the central angle of which is 101 deg 17 min 00 sec, the radius of which is 40.00 feet, the chord of which is North 67 deg 38 min 58 sec West, 61.86 feet to an iron rod set, at the intersection with the easterly right-of-way line of Eleventh Avenue North;

Thence leaving the northerly right-of-way line of Charlotte Avenue, with the easterly right-of-way line of Eleventh Avenue North, North 17 deg 00 min 28 sec West, 146.33 feet to an iron rod set;

Thence North 28 deg 39 min 10 sec West, 272.45 feet to the POINT OF BEGINNING. Containing 195,041 square feet or 4.478 acres more or less.

Being the same property conveyed to Unicorn Advertising, as of record in Instrument Number: 20080725-0076464 and Instrument Number: 20080725-0076465, at the Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2009, a lien, not yet due and payable.

2. Easements retained in Ordinance Bill No. 69-847, as recorded in Book 4349, page 928.

3. Easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee as set forth in instrument recorded in Book 4325, page 624.

4. Easement(s) to Automobile Electric Service Company, Inc. as set forth in instrument recorded in Book 4330, page 505 and Book 6199, page 644.

5. Easements retained in Ordinance Bill No. 68-664

6. Easements retained in Ordinance Bill No. 68-709

7. Slope Easement of record in Book 4283, page 804.