When recorded return to:

Mr. William J. Weiner
55 Fairview Avenue
Los Gatos, CA 95030

BILL GARRETT, Davidson County
Trans:T20100024600 DEEDWARRSP
Recvd: 04/26/10 11:06 9 pgs
Fees:48.00 Taxes:8140.00
20100426-0031238

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 15th day of April, 2010, between STEPHEN I. WEINER AND KATHRYN D. WEINER, AS TRUSTEES OF THE STEPHEN I. WEINER AND KATHRYN D. WEINER REVOCABLE 1991 TRUST DATED OCTOBER 28, 1991, WILLIAM J. WEINER, A MARRIED MAN, AND ROBERT O. WEINER, AN UNMARRIED MAN, all as tenants in common (collectively, "**Grantor**"), and RED RIVER INVESTMENTS, LLC, a Tennessee limited liability company ("**Grantee**").

WITNESSETH

Grantor, for and in consideration of the sum of Ten Dollars ($10.00), to it in hand paid by Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold and does hereby grant, bargain and sell to Grantee the following described real estate, situated, lying and being in the County of Davidson, State of Tennessee, more particularly described on **Exhibit A** attached hereto and made a part hereof.

SUBJECT TO those matters of record and matters shown on a survey of the property or apparent (the "**Permitted Title Exceptions**").

TO HAVE AND TO HOLD the aforesaid real estate, together with all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

And Grantor hereby covenants with Grantee that Grantor is lawfully seized in fee simple of the aforesaid real estate; that Grantor has good right to sell and convey the same; that the same is unencumbered except for the Permitted Title Exceptions, to all of which this conveyance is expressly made, and that the title and quiet possession thereto Grantor will warrant and forever defend against lawful claims of all persons claiming by, through or under Grantor, but against none other.

(When used herein the terms "Grantor" and "Grantee" shall be construed to include, masculine, feminine, singular or plural as the context permits or requires, and shall include heirs, personal representatives, successors or assigns.)

This Deed may be executed in counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed in its name and caused its seal to be affixed as of the day and year first above written.

"GRANTOR"

STEPHEN I. WEINER, AS TRUSTEE OF THE STEPHEN I. WEINER AND KATHRYN D. WEINER REVOCABLE 1991 TRUST DATED OCTOBER 28, 1991, as tenant in common

KATHRYN D. WEINER, AS TRUSTEE OF THE STEPHEN I. WEINER AND KATHRYN D. WEINER REVOCABLE 1991 TRUST DATED OCTOBER 28, 1991, as tenant in common

WILLIAM J. WEINER, a married man, as tenant in common

ROBERT O. WEINER, an unmarried man, as tenant in common

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed in its name and caused its seal to be affixed as of the day and year first above written.

"GRANTOR"

STEPHEN I. WEINER, AS TRUSTEE OF THE STEPHEN I. WEINER AND KATHRYN D. WEINER REVOCABLE 1991 TRUST DATED OCTOBER 28, 1991, as tenant in common

KATHRYN D. WEINER, AS TRUSTEE OF THE STEPHEN I. WEINER AND KATHRYN D. WEINER REVOCABLE 1991 TRUST DATED OCTOBER 28, 1991, as tenant in common

WILLIAM J. WEINER, a married man, as tenant in common

ROBERT O. WEINER, an unmarried man, as tenant in common

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $2,200,000.00.

Affiant

Subscribed and sworn to before me this the 22nd day of April, 2010.

Notary Public

My commission expires: 6/16/13

(Affix Seal)

R. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Prepared by:
Anthony S. Bouza
Bouza, Klein & Kaminsky
950 S. Flower Street, Suite 100
Los Angeles, CA 90015

Address of New Owner and Send Tax Bills to:
Red River Investments, LLC
3650 Trousdale Drive
Nashville, Tennessee 37204

Map 119-9, Parcel 122

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of LOS ANGELES }

On APRIL 15, 2010 (Date) before me, LETICIA LOPEZ A NOTARY PUBLIC (Here Insert Name and Title of the Officer),

personally appeared KATHRYN D. WEINER (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.

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)

LETICIA LOPEZ
Commission # 1864733
Notary Public - California
Los Angeles County
My Comm. Expires Oct 10, 2013

Place Notary Seal and/or Stamp 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: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ 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: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of LOS ANGELES

On APRIL 15, 2010 (Date) before me, LETICIA LOPEZ, A NOTARY PUBLIC (Here Insert Name and Title of the Officer),

personally appeared STEPHEN I. WEINER (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.

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.

LETICIA LOPEZ
Commission # 1864733
Notary Public - California
Los Angeles County
My Comm. Expires Oct 10, 2013

Signature: _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

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Signer's Name: _____

☐ Corporate Officer — Title(s): _____
☐ Individual
☐ 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: _____

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

Signer Is Representing: _____

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of LOS ANGELES

On APRIL 15, 2010 (Date) before me, LETICIA LOPEZ A NOTARY PUBLIC (Here Insert Name and Title of the Officer),

personally appeared ROBERT O. WEINER (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.

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)

LETICIA LOPEZ
Commission # 1884733
Notary Public - California
Los Angeles County
My Comm. Expires Oct 10, 2013

Place Notary Seal and/or Stamp 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: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Santa Clara }

On 4-15-10 (Date) before me, Rebecca Sue Jones, a notary public (Here Insert Name and Title of the Officer)

personally appeared William J. Weiner (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.

REBECCA SUE JONES
Commission # 1793946
Notary Public - California
Santa Clara County
My Comm. Expires Apr 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 Rebecca Sue Jones (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: _____

Document Date: _____ Number of Pages: _____

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: _____

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SCHEDULE "1"

LEGAL DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin set (IPS) on the westerly right of way of Nolensville Road at the southeasterly corner of Mike Sokolic as recorded in deed book 8777, page 319, R.O.D.C., thence leaving Sokolic and with said right of way the following calls: S 23°55'46" E, 299.16' to an iron pin found (IPF); with a curve to the right, said curve having a radius of 118.00', a delta of 16°45'20", and a chord bearing and distance of S 12°04'08" E, 34.39' to an IPS; with a curve to the right, said curve having a radius of 43.00', a delta of 70°57'13", and a chord bearing and distance of S 36°20'24" W, 49.71' to an IPS; with a curve to the right, said curve having a radius of 118.00; a delta of 21°51'00", and a chord bearing and distance of S 82°34'30" W, 44.75' to an IPS at the radius return of Thompson Lane; thence with the northerly right of way of Thompson Lane, N 86°30'00" W, 77.60' to an IPF at the easterly right of way of an unnamed 15' alley, thence leaving Thompson Lane and with said alley the following calls: N 25°26'38" W, 10.12' to an IPF; N 24°28'46" W, 148.68' to an IPF; N 24° 00'20"W, 150.00' to an IPS at the southwesterly corner of said Sokolic; thence leaving the alley and with Sokolic, N 65°59'34" E, 163.89' to the point of beginning, containing 1.28 acres, more or less, and being more particularly shown as Tracts "B", "C", "D", and "E" on that Survey Requested by Regency Realty Corporation Lots 1-8, Portion of Lots 23, 24,25, McLean Subdivision, Plat Book 421, Page 130, Tax Map 199-9, Parcels 125, 122.01, 122, 120, 121, 118, 119, Metropolitan Nashville, Davidson County, prepared by James Mark Cantrell, R.L.S. No. 1859, dated August 31, 1998 and last revised September 1, 1998, which survey is incorporated herein by this reference.

Being the same property conveyed to Stephen I. Weiner and Kathryn D. Weiner, as Trustees of the Stephen I. Weiner and Kathryn D. Weiner Revocable 1991 Trust U/T/D 10/28/91; William J. Weiner, a married individual; and Robert 0. Weiner, an unmarried individual by Special Warranty Deed dated October 25, 2001 from Thompson-Nolensville, Inc., a Tennessee corporation, of record in Instrument No. 20021101-0134014, Register's Office for Davidson County, Tennessee.