2nd

BILL GARRETT, Davidson County
Trans: T20100025853 DEEDWARRSP
Recvd: 04/30/10 10:02 6 pgs
Fees: 33.00 Taxes: 11470.00
20100430-0032936

SPECIAL WARRANTY DEED

FROM: P. I. Holdings No. 1, Inc., a Texas corporation, Grantor

TO: Hickory Woods Partners, LLC, a Delaware limited liability company, Grantee

This instrument was prepared by:

Lea W. Stouffer
6507 Brownlee Dr.
Nashville, Tennessee 37205

Address New Owner As Follows:	Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes	Map-Parcel Numbers
Hickory Woods Partners, LLC 5319 Nolensville Road Nashville, TN 37211	Same	Map 161, Parcel 141 (Fee) Map 161, Parcel 190 (Easement)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Million One Hundred Thousand and No/100 Dollars ($3,100,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 26th day of April, 2010.

Notary Public

JAN L. BACHUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 1.7.2013

FOR AND IN CONSIDERATION OF the sum of Three Million One Hundred Thousand and No/100 Dollars ($3,100,000.00), the receipt and sufficiency of which are hereby acknowledged, P. I. Holdings No. 1, Inc., a Texas corporation (the "Grantor"), has bargained and

acknowledged, P. I. Holdings No. 1, Inc., a Texas corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Hickory Woods Partners, LLC, a Delaware limited liability company (the "Grantee"), its successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 5319 Nolensville Road, Nashville, TN 37211.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

SIGNATURE PAGE TO FOLLOW.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

Witness my hand as of the 26th day of April, 2010.

P. I. HOLDINGS NO. 1, INC., a Texas corporation

By: Deborah Laycock
Deborah Laycock, Vice President

STATE OF TEXAS)
COUNTY OF DALLAS)

Before me, Julia Johnston, a Notary Public of said County and State, personally appeared Deborah Laycock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Vice President (or other officer authorized to execute the instrument) of P. I. HOLDINGS NO. 1, INC., the within named bargainor, a Texas corporation, and that she as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Vice President.

Witness my hand and seal, at Office, this 26th day of April, 2010.

Julia Johnston
Notary Public

My Commission Expires: 4/15/2011

JULIA JOHNSTON
Notary Public
STATE OF TEXAS
My Comm. Exp. 04-15-2011

EXHIBIT A

Property Description

PARCEL ONE (Fee Parcel):

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 1 ON THE PLAT OF THE TIMBERS AS OF RECORD IN BOOK 4460, PAGE 109, REGISTER'S OFFICE FOR SAID COUNTY, LOCATED GENERALLY ON THE WEST SIDE OF NOLENSVILLE ROAD, NORTH OF OLD HICKORY BOULEVARD, ACCORDING TO AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY H & H LAND SURVEYING, INC., DATED APRIL 29, 2009, STEPHEN P. MCCLANNAHAN, TN R.L.S. NO. 772, 612-A FITZHUGH BOULEVARD, SMYRNA, TENNESSEE, BEARING JOB NUMBER 85-260 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A HIGHWAY MONUMENT (O) IN THE WEST MARGIN OF NOLENSVILLE ROAD, SAID POINT BEING IN THE SOUTHEAST CORNER OF KINGSWOOD PARK SUBDIVISION, AS OF RECORD IN BOOK 2900, PAGE 70, AND SAID POINT BEING 435.75 FEET SOUTH OF THE CENTERLINE OF BREWER DRIVE; THENCE ALONG THE WEST MARGIN OF NOLENSVILLE ROAD S 14 DEGREES 05 MINUTES 00 SECONDS E A DISTANCE OF 210.00 FEET TO A P.K. NAIL (O); THENCE N 83 DEGREES 59 MINUTES 00 SECONDS W A DISTANCE OF 532.44 FEET TO A P.K. NAIL (O); THENCE S 14 DEGREES 12 MINUTES 36 SECONDS E A DISTANCE OF 431.74 FEET TO A CONCRETE MONUMENT (O); THENCE N 88 DEGREES 35 MINUTES 41 SECONDS W A DISTANCE OF 616.05 FEET TO AN IRON PIN (O); THENCE S 80 DEGREES 52 MINUTES 01 SECONDS W A DISTANCE OF 241.28 FEET TO A IP(O); THENCE N 44 DEGREES 11 MINUTES 57 SECONDS W A DISTANCE OF 220.47 FEET TO A IP(O); THENCE N 51 DEGREES 53 MINUTES 15 SECONDS E A DISTANCE OF 184.93 FEET TO A IP(O); THENCE N 27 DEGREES 13 MINUTES 02 SECONDS W, 252.81 FEET TO A IP(O); THENCE N 18 DEGREES 17 MINUTES 59 SECONDS W A DISTANCE OF 193.76 FEET TO A IP(O); THENCE N 00 DEGREES 57 MINUTES 40 SECONDS E A DISTANCE OF 57.31 FEET TO A CONCRETE MONUMENT (O); THENCE S 83 DEGREES 58 MINUTES 54 SECONDS E A DISTANCE OF 1418.02 FEET TO THE POINT OF BEGINNING, CONTAINING 15.674 ACRES, MORE OR LESS AS CALCULATED BY THE ABOVE BEARINGS AND DISTANCES WHICH WERE DETERMINED WITHIN THE PRECISION REQUIREMENTS OF THE 2005 MINIMUM STANDARD DETAIL REQUIREMENTS FOR AN ALTA/ACSM LAND TITLE SURVEY.

PARCEL TWO (Easement Parcel):

TOGETHER WITH THAT PRIVATE ROADWAY EASEMENT FOR INGRESS AND EGRESS SET FORTH IN THAT DEED OF EASEMENTS OF RECORD IN BOOK 5539, PAGE 503 IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, AS AMENDED BY FIRST AMENDMENT TO DEED OF EASEMENTS OF RECORD IN INSTRUMENT NO. 20040203-001305, SAID REGISTER'S OFFICE.

DERIVATION:

BEING THE SAME PROPERTY CONVEYED TO P.I. HOLDINGS NO. 1, INC., A TEXAS CORPORATION, BY SUBSTITUTE TRUSTEE'S DEED OF RECORD IN INSTRUMENT NO. 20090305-0019977, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS CORRECTED BY DEED OF CORRECTION OF RECORD IN INSTRUMENT NO. 20090504-0040758, SAID REGISTER'S OFFICE.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Davidson County taxes for 2010 and subsequent year, a lien but not yet due and payable.
2. All matters shown on Plat of record in Plat Book 4460, page 109, Register's Office for Davidson County, Tennessee.
3. Deed of Easements of record in Book 5539, page 503, in said Register's office, as amended in Instrument No. 20040203-0013015.
4. Easement(s) to First Suburban Water Utility District as set forth in instrument of record in Book 4670, page 26, in said Register's office.
5. Easement Agreement of record in Instrument No. 20040203-0013014, in said Register's office.
6. Limited Use Agreement of record in Instrument No. 20020522-0062589, in said Register's office.
7. Easement(s) to South Central Bell Telephone Company as set forth in instrument of record in Book 8414, page 948, in said Register's office.
9. Rights of tenants in possession as "tenants only" under unrecorded residential leases.
10. All matters shown on survey made by H & H Land Surveying, Inc., dated April 29, 2009, prepared by Stephen P. McClannahan, Registered Land Surveyor, TN R.L.S. No. 772, bearing Job No. 85-260.