File No. 210010340

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 9/23/13

(AFFIX SEAL)

DONALD R. BARRETT JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

BILL GARRETT, Davidson County
Trans:T20100028581 DEEDWARRSP
Recvd: 05/12/10 12:16 6 pgs
Fees:33.00 Taxes:2645.50
20100512-0036555

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FAPAO, LLC	FAPAO, LLC	See Attached
(NAME) 9728 Turnbridge Ct.	(NAME) 9728 Turnbridge Ct.	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Fifth Third Bank an Ohio Banking Corporation successor by merger to Fifth Third Bank, N.A.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does transfer and convey unto **FAPAO, LLC, a Tennessee limited liability company**, hereinafter called the **Grantee**, its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT A

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as _____
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said **GRANTEE** that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 whomsoever claiming by through or under **GRANTOR**, but non other. 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.

Witness our hands this 26th day of March, 2010.

Fifth Third Bank

By: _____
Its: Vice President
Daryl McCubbin

FifthThird Bank

By: _____
Its: Vice President
Eric T. Ammon

STATE OF ~~TENNESSEE~~ FLORIDA

COUNTY OF HILLSBOROUGH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eric T. Ammon, with whom I am personally acquainted and who proved himself to be the Vice President of Fifth Third Bank, and who, being authorized to do so, acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand at office this 30 day of March, 2010.

Commission expires: AUGUST 15, 2010

VICTORIA EDWARDS
Notary Public - State of Florida
My Commission Expires Aug 15, 2010
Commission # DD 585368
Bonded By National Notary Assn.

Victoria Edwards
VICTORIA EDWARDS Notary Public

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daryl McCubbin, with whom I am personally acquainted and who proved himself to be the Vice President of Fifth Third Bank, and who, being authorized to do so, acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand at office this 28 day of ~~March~~ April, 2010.

Commission expires: 9/23/13

Notary Public

DONALD R. BARRETT JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

File Number: 210010340

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064

EXHIBIT A

Tract One – Phases 5, 6, and 8

Autumn Oaks, Phase 5 & 6

Property located in the 31st Councilmanic District of Nashville, Davidson County, Tennessee, being more particularly described according to a boundary survey prepared by Wamble and Associates, P.L.L.C., dated May 19, 2006, as follows:

Beginning at a point on the South margin of Culbertson Road (R.O.W. varies), said point being a western corner of property conveyed to Shawn S. Touloeisani, as of record in Instrument Number 20020214-0019703, R.O.D.C., Tennessee, said point also being the northeast corner of the herein described property;

Thence, leaving said South margin and following the West boundary of said Touloeisani property South 03 degrees 04 minutes 05 seconds East, 49.41 feet to a point, said point being the Southwest corner of said Touloeisani property;

Thence, South 15 degrees 59 minutes 16 seconds West, 262.09 feet to a point, said point being the Northwest corner of Autumn Oaks Subdivision Phase Three, as of record in Instrument Number 20031029-0159380, R.O.D.C., Tennessee; thence, following the west boundary of said Autumn Oaks Phase Three South 27 degrees 21 minutes 23 seconds West 298.99 feet to a point, said point being the Northeast corner of Autumn Oaks Subdivision Phase Two, as of record in Plat Book 11700, Page 64, R.O.D.C., Tennessee.

Thence, following the North boundary of said Autumn Oaks Phase Two North 89 degrees 40 minutes 49 seconds West, 96.65 feet to a point;

Thence, following a curve to left having a central angle of 01 degrees 14 minutes 53 seconds, a radius of 420.00 feet, an arc length of 9.15 feet, and a chord bearing and distance of North 00 degrees 18 minutes 16 seconds West, 9.15 feet to a point;

Thence, South 89 degrees 04 minutes 18 seconds West, 199.94 feet to a point on the West boundary of Autumn Oaks Subdivision Phase Four, as of record in Instrument Number 20020523-0062993, R.O.D.C., Tennessee;

Thence, following said West boundary South 63 degrees 04 minutes 59 seconds West, 209.95 feet to a point;

Thence, South 38 degrees 45 minutes 59 seconds West, 139.60 feet to a point;

Thence, South 20 degrees 07 minutes 00 seconds West, 148.71 feet to a point;

Thence, North 69 degrees 52 minutes 59 seconds West, 4.70 feet to a point;

Thence, South 20 degrees 07 minutes 00 seconds West, 40.00 feet to a point;

Thence, South 24 degrees 27 minutes 10 seconds West, 80.22 feet to a point,

Said point being the Northeast corner of property conveyed to Debbie S. Myers and Donna G. Myers, as of record in Deed Book 10462, Page 996, R.O.D.C., Tennessee;

Thence, leaving said West boundary and following the North boundary of said Myers property North 86 degrees 18 minutes 10 seconds West, 250.85 feet to a point on the East boundary of property conveyed to W.B. Thompson, et ux, as of record in Deed Book 4262, Page 923, R.O.D.C, Tennessee;

Thence, leaving said North boundary of Myers and following said East boundary of Thompson North 05 degrees 16 minutes 12 seconds East, 635.71 feet to a point on the South boundary of Autumn Oaks Subdivision Phase One, as of record in Plat Book 9700, Page 914, R.O.D.C., Tennessee;

Thence, following said south boundary North 49 degrees 40 minutes 52 seconds East, 639.85 feet to a point on said South margin of Culbertson Road; thence, leaving said South boundary of Autumn Oaks Phase One and following said South Margin South 77 degrees 13 minutes 30 seconds East, 98.72 feet to a point;

Thence, following a curve to the left having a central angle of 11 degrees 02 minutes 30 seconds, a radius of 470.07 feet, an arc length of 90.59 feet, and a chord bearing and distance of South 82 degrees 44 minutes 45 seconds East, 45.44 feet to a point;

Thence, South 88 degrees 16 minutes 01 seconds East, 45.99 feet to a point; thence, following a curve to the left having a central angle of 04 degrees 42 minutes 55 seconds, a radius of 736.58 feet, an arc length of 60.62 feet and a chord bearing and length of North 89 degrees 22 minutes 34 seconds East, 60.60 feet to a point;

Thence, North 87 degrees 01 minutes 05 seconds East, 72.26 feet to a point; thence, following a curve to the right having a central angle of 12 degrees 21 minutes 07 seconds, a radius of 403.04 feet, an arc length of 86.89 feet, and a chord bearing and length of South 86 degrees 48 minutes 19 seconds East, 86.72 feet to a point;

Thence, South 80 degrees 37 minutes 45 seconds East, 84.94 feet to a point; thence, following a curve to the left having a central angle of 15 degrees 25 minutes 48 seconds, a radius of 185.02 feet, and arc length of 49.83 feet, and a chord bearing and length of South 88 degrees 21 minutes 15 seconds East, 49.68 feet to the point of beginning. Containing 652,756 square feet or 14.99 acres, more or less.

Autumn Oaks, Phase 8

Property located in the 31st Councilmanic District of Nashville, Davidson County, Tennessee, and being all of the property shown on the Final Plat of Autumn Oaks Subdivision, Phase Eight, as shown on the Plan filed for record as Instrument No.

20050906-0106510, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Fifth Third Bank by Substitute Trustee's Deed from Thomas W. Lawless, Substitute Trustee, dated June 13, 2008, filed for record on July 2, 2008 in Instrument No. 20080702-0068662, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE DEEDS OF RECORD AS INSTRUMENT NO. 20070501-0051592, said Register's Office.

AND FURTHER EXCLUDED FROM THIS CONVEYANCE IS THAT FOLLOWING DESCRIBED PROPERTY WHICH WAS FORECLOSED ON THE DATE AND TIME DESCRIBED IN THE ABOVE DEED BUT WAS CONVEYED UNDER SEPARATE SUBSTITUTE TRUSTEE DEEDS, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots No. 831, 832 & 833, as shown on the map entitled the Final Plat of Autumn Oaks Subdivision, Phase Eight, of record as Instrument No. 20050906-0106510, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

AND FURTHER EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING PROPERTY, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots No. 801, 827, 828, 829, 830, 834, 835, and 836, as shown on the map entitled the Final Plat of Autumn Oaks Subdivision, Phase Eight, of record in Instrument No. 20050906-0106510, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tract Two – Phases 9 & 10

Autumn Oaks, Phase 9

Property located in the 31st Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described according to a boundary survey prepared by Wamble and Associates, P.L.L.C., dated May 19, 2006, as follows:

Beginning at a point on the westerly boundary of the property conveyed to Robert William Carter and Phillip James as of record in Instrument No. 20011114-124754, R.O.D.C., TN, being the northeast corner of the property of Autumn Oaks Subdivision, Phase 8 as of record in Plat Book 20050906-0106510, R.O.D.C., TN; thence following the northerly boundary of said Autumn Oaks Subdivision, Phase 8 North 84 degrees 33 minutes 48 seconds West 120.00 feet to a point; thence, North 05 degrees 26 minutes 12 seconds East 31.75 feet to a point; thence, North 84 degrees 33 minutes 48 seconds West 160.00 feet to a point; thence, North 05 degrees 26 minutes 12 seconds East 42.50 feet to a point; thence, North 84 degrees 33 minutes 48 seconds West 610.00 feet to a point; thence, North 63 degrees 45 minutes 05 seconds West 80.46 feet to a point; thence, South 42 degrees 20 minutes 04 seconds West 87.62 feet to a point; thence, North 47 degrees 39 minutes 56 seconds West 63.14 feet to a point; thence, South 42 degrees 20 minutes 04 seconds West 163.86 feet to a point; thence, North 53 degrees 30 minutes 21 seconds West 60.31 feet to a point; thence, North 47 degrees 39 minutes 56 seconds West 311.34 feet to a point; thence, North 29 degrees 10 minutes 26 seconds West 149.77 feet to a point; thence, North 11 degrees 52 minutes 07 seconds West 100.21 feet to a point on the southerly boundary of the property conveyed to Shawn S. Touloeisani and Ali Mohsenzoeh as of record in Instrument Number 20051005-0119873, R.O.D.C., TN; thence, following said southerly boundary of the Touloeisani and Mohsenzoeh property South 84 degrees 25 minutes 05 seconds East 833.56 feet to a point, being the southwest corner of the property conveyed to SAF Properties as of record in Instrument Number 20041001-0118249, R.O.D.C., TN; thence, following the southerly boundary of said SAF Properties South 84 degrees 37 minutes 51 seconds East 426.88 feet to a point; thence, continuing with the same South 83 degrees 31 minutes 28 seconds East 321.83 feet to a point, being the northwest corner of the aforementioned Carter and James Property; thence, following the westerly boundary of said Carter and James Property South 05 degrees 26 minutes 12 seconds West 369.16 feet to the point of beginning, containing 486,896 square feet or 11.18 acres, more or less.

Autumn Oaks, Phase 10

Property located in the 31st Councilmanic District of Nashville, Davidson County, Tennessee, being more particularly described according to a boundary survey prepared by Wamble and Associates, P.L.L.C., dated May 19, 2006, as follows:

Beginning at a point on the westerly boundary of the property conveyed to Robert William Carter and Phillip James as of record in Instrument No. 20011114-124754, R.O.D.C., TN, being the southeast corner of the property of Autumn Oaks Subdivision, Phase 8 as of record in Plat Book 20050906-0106510, R.O.D.C., TN; thence, following said westerly boundary of the Carter and James Property South 05 degrees 26 minutes 12 seconds West 621.51 feet to a point on the Northerly boundary of The Hills at Concord Subdivision as of record in Plat Book 20051011-0122364, R.O.D.C., TN; thence, leaving said Carter and James Property and following said northerly boundary of The Hills at Concord Subdivision North 85 degrees 45 minutes 08 seconds West 432.18 feet to a point; thence, continuing with the same North 85 degrees 56 minutes 47 seconds West 470.81 feet to a point; being the Southeast corner of Autumn Oaks Subdivision, Phase 3, as of record in Plat Book 20031029-0159380, R.O.D.C., TN; thence, leaving said Hills of Concord Property and following the Easterly boundary of said Autumn Oaks, Phase 3 Property, North 11 degrees 27 minutes 36 seconds East 176.50 feet to a point; thence, North 09 degrees 19 minutes 56 seconds West 102.59 feet to a point; thence, North 03 degrees 27 minutes 32 seconds West 136.78 feet to a point; thence, North 48 degrees 59 minutes 43 seconds East 130.72 feet to a point; thence, South 86 degrees 57 minutes 03 seconds East 126.02 feet to a point; thence, North 04 degrees 59 minutes 20 seconds West 82.96 feet to a point, being the Southwest corner of Autumn Oaks Subdivision, Phase 7 as of record in Plat Book 20050725-0086194, R.O.D.C., TN; thence, following the southerly boundary of said Autumn Oaks, Phase 7 North 88 degrees 19 minutes 20 seconds East 233.37 feet to a point; thence, South 84 degrees 33 minutes 48 seconds East 209.00 feet to a point; thence, North 05 degrees 26 minutes 12 seconds East 28.00 feet to a point on the southerly boundary of the aforementioned Autumn Oaks, Phase 8; thence, following

the Southerly boundary of said Autumn Oaks, Phase 8, South 84 degrees 33 minutes 48 seconds East 170.00 feet to a point; thence, South 05 degrees 26 minutes 12 seconds West 6.49 feet to a point; thence, South 84 degrees 33 minutes 48 seconds East 120.00 feet to the point of beginning. Containing 532,949 square feet or 12.23 acres, more or less.

Being the same property conveyed to Fifth Third Bank by Substitute Trustee's Deed from Thomas W. Lawless, Substitute Trustee, dated June 13, 2008, filed for record on July 2, 2008 in Instrument No. 20080702-0068663, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fifth Third Bank, N.A. by deed from Thomas W. Lawless, Substitute Trustee of record in Instrument Nos. 20080702-0068662 and 20080702-0068663 Register's Office for Davidson County, Tennessee.

Landscape Agreement of record as Instrument No. 20040128-0010894, said Register's Office.

Stormwater Detention Agreements of record as Instrument Nos. 20040128-0010895 and 20050222-0018903, said Register's Office.

All matters on the Plan of record as Instrument No. 20031029-0159380, said Register's Office.

Easement for sanitary sewers/storm drainage of record in Book 9343, Page 196; Book 9343, Page 199; and Book 11217, Page 799, said Registers' Office.

One-Fourth of an acre reserved for graveyard with rights of ingress and egress of record in Book 261, Page 284, and Book 6704, Page 397, said Register's Office.

Right of Way Easement to Gulf Interstate Gas Company of record in Book 2245, Page 271, as partially released in Book 6968, Page 25, said Register's Office.

Right of Way Agreement to Columbia Gulf Transmission Company of record in Book 4240, Page 667, as partially released in Book 6968, Page 25, said Register's Office

Restrictions contained in Deed from Nina K. Brown, Helen Hawkins, Mary Elizabeth Burnett and William Louis Brown to Nicholas W. Randolph of record in Book 6704, Page 397, as amended by Instrument of record in Book 6968, Page 30, said Register's Office.

Restrictions contained in Deed from Nina R. Brown to Nicholas W. Randolph of record in Book 6704, Page 405, amended by Instrument of record in Book 6968, Page 30, said Register's Office.

Easements of record in Book 3376, Page 239, and Book 475, Page 547, said Register's Office.

Flow of water of Mill Creek and rights of public therein.

Storm Water Detention Agreement of record in Book 7760, Page 970, said Register's Office.

Charter of Autumn Oaks Homeowners Association of record as Instrument No. 20010912-0099442, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010912-0099443; By-Laws and Homeowners Association, attached thereto, as Amended as Instrument No. 20030513-0064238, said Register's Office.

United Telephone Company of record as Instrument No. 20020826-0103047, and Instrument No. 20020918-0113710, said Register's Office.

All matters as set out on the Boundary Plat of Autumn Oaks of record in Plat Book 6900, Page 786, and as Instrument No. 20050906-0106510, said Register's Office.

All other easements and restrictions of record.

Taxes for the year(s) 2010 and thereafter, a lien not yet due and payable.

Map/Parcels
18100004300
18100027400
18100027500
181100A23700CO
181100A23800CO
181100A23900CO
181100A24000CO
181100A24100CO
181100A24200CO
181100A24300CO
181100A24400CO
181100A24500CO
181100A24600CO
181100A24700CO
181100A25900CO
181100A26000CO
181100A26100CO
181100A26200CO
181100A26300CO
181100A26400CO
181100A26500CO
181100A26600CO
181100A26700CO
181100A26800CO
181100A26900CO
181100A27000CO
181100A27100CO
181100A27200CO