This instrument prepared by:
Kevin A. Woolf, Esq.
Seyfarth Shaw LLP
1075 Peachtree Street N.E.
Suite 2500
Atlanta, Georgia 30309

After recording, please mail to:
Farmer, Price, Hornsby & Weatherford, LLP
100 Adris Place
Dothan, AL 36303

BILL GARRETT, Davidson County
Trans:T20100029528 DEEDWARRSP
Recvd: 05/17/10 14:25 6 pgs
Fees:33.00 Taxes:2405.00
20100517-0037828

SPECIAL WARRANTY DEED

New Owner's Name and Address:	Send Tax Bills To:
Sunbelt-TNT, LLC c/o Larry Blumberg & Associates, Inc. Post Office Box 5566 Dothan, Alabama 36302	Sunbelt-TNT, LLC c/o Larry Blumberg & Associates, Inc. Post Office Box 5566 Dothan, Alabama 36302
Map & Parcel No.: 96-13-177.00	

STATE OF Georgia
COUNTY OF Fulton

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $650,000.00.

Affiant

Subscribed and sworn to before me the 11th day of May, 2010.

Notary Public

My Commission Expires: _____

HANNAH R. GRANT NOTARY PUBLIC FULTON COUNTY, GA

THIS INDENTURE, made this 11th day of May, 2010 between **WELLS FARGO BANK, N.A.**, as successor-by-merger to Wachovia Bank, National Association (hereinafter referred to as "Grantor"), and **SUNBELT-TNT, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantee").

WITNESSETH: For and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby

acknowledged, Grantor has bargained, sold, transfered and conveyed, and does hereby bargain, sell, transfer and convey unto Grantee fee simple interest in certain property located in Davidson County, Tennessee and being more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD THE said Property to Grantee, its successors and assigns forever, in fee simple.

GRANTOR, covenants that it is lawfully seized and possessed of said Property; has full power and lawful authority to sell and convey same; that the title thereto is free, clear, and unencumbered except for those matters of public record or as would be disclosed by an accurate survey and inspection of the Property; and that it will forever warrant and defend same against claims of all persons whomsoever closing by through or under Grantor, but not otherwise.

FURTHER, Grantor hereby QUITCLAIMS, remises and releases unto said Grantee, without representation or warranty of any kind, all that tract or parcel of land lying and being located in Davidson County, Tennessee, and being conveyed to Grantor by Instrument Number 20080201-0010423, in the Register's Office of Davidson County, Tennessee (the "Quitclaimed Property"), subject to all matters of record and less and except any subsequent outconveyances by Grantor to a third party.

THE PROPERTY shall be subject to the following restriction:

> The following financial institutions shall not occupy, be located on, or do business from the Property or erect signage thereon that promotes or announces the proposed opening or operation of such business thereon: JPMorgan Chase Bank or any affiliate thereof (collectively, the "**Restricted Businesses**"). This restriction shall be binding upon the Grantee and Grantee's heirs, successors and assigns, shall be deemed to be a covenant that touches and concerns the land and runs with the land, and shall be for the benefit of Grantor and its successors and assigns and its properties located within the same county and state in which the Property is located, and the counties adjacent thereto. Notwithstanding the foregoing, it shall not be a violation of this restriction in the event one of the Restricted Businesses obtains possession, occupies and does business from the Property as a result of a sale of the units, assets or stock, or merger or consolidation of the business of Grantor, its successors and assigns, or any tenant occupying the Property.

[SIGNATURES CONTAINED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor hereunder set its hand and seal the day and year first above written.

WELLS FARGO BANK, N.A.,
a national banking association

By: _____
Richard L. Dropp, Vice President

[BANK SEAL]

STATE OF Georgia

COUNTY OF Fulton

Before me, Hannah R. Grant, of the state and county aforesaid, personally appeared Richard L. Dropp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge himself to be a Vice President of Wells Fargo Bank, N.A., the within named bargainor, a national banking association, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the national banking association by himself as Vice President.

Witness my hand and seal, this 11th day of May, 2010.

_____
(notary's signature & seal)

HANNAH R. GRANT NOTARY PUBLIC EXP. MAY 21, 2012 FULTON COUNTY, GA

My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

Tract I:

A tract of land in the 3rd Civil District of Davidson County, Tennessee, known as Lot 1 Parrish Commercial Park Section 9 as of record in Book 4715, Page 163, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 of Section 9 begins at a concrete monument on the northeasterly margin of the proposed New Elm Hill Pike at a point which is 873.25 feet to the northwest of the westerly margin of Donelson Pike; thence with a curve to the right with a radius of 914.95 ft. and with the northeasterly margin of said proposed New Elm Hill Pike a distance of 74.76 ft. to a concrete monument; thence continuing with said margin North 33 deg. 37' West 187.92 ft. to a concrete monument on said margin; thence continuing with said margin and a curve to the left with a radius of 994.93 ft., a distance of 141.97 ft. to a concrete monument at the beginning of a curve with a radius of 25 ft.; thence with said curve a distance of 39.27 ft. to a concrete monument; thence continuing North 46 deg. 46' East 11.37 ft. to a concrete monument; thence with a curve to the right with a radius of 147.20 ft., a distance of 144.69 ft. to a concrete monument; thence South 76 deg. 55' the southerly margin of Old Elm Hill Pike; thence with said southerly margin of Old Elm Hill Pike South 79 deg. 33' East 50 ft. to a concrete monument on said margin; thence leaving said margin South 10 deg. 27' West 80 ft. to a concrete monument; thence South 13 deg. 58' 28" East 110.97 ft. to a concrete monument; thence South 40 deg. 16' East 169.19 ft. to a concrete monument; thence South 51 deg. 41' 41" West 147.62 ft. to the point of beginning and containing 82,959 square feet more or less.

Being the same property conveyed to Charles J. Resha, III and Roger K. Garner by Deed from Mark Parrish et ux, Jeanne Parrish, of record in Book 4856, page 595, Register's Office for Davidson County, Tennessee, the said Roger K. Garner having subsequently conveyed his 1/2 undivided interest in and to said property unto Mary F. King Family Partnership, a Tennessee Limited Partnership, by Quitclaim Deed of record in Book 10749, page 622, said Register's Office. The said Mary F. King Family Limited Partnership subsequently conveyed their one-half undivided interest in and to said property unto Michael Gigandet as the Chapter 7 Bankruptcy Trustee, by Quitclaim Deed of record in Instrument No. 20061106-0137892, said Register's Office. Michael Gigandet, Chapter 7 Bankruptcy Trustee, subsequently conveyed his one-half undivided interest in and to said property unto Radley Hendrixson, by Trustee's Deed of record in Instrument No. 20061106-0137893, said Register's Office.

The foregoing property is the same property conveyed in Instrument No. 20080201-0010422, in the Register's Office of Davidson County, Tennessee.

LESS AND EXCEPT any portion of the Property conveyed of record by Grantor to third parties.

[EXHIBIT "A" CONTINUES ON FOLLOWING PAGE]

TOGETHER WITH:

Tract I:

Land in Davidson County, Tennessee, being an Irregular shaped tract of land bounded on the north by Old Elm Hill Pike, on the southwest by New Elm Hill Pike and on the eat by Section 9 of Parrish Commercial Park and being more particularly described as follows:

Beginning at a concrete monument on New Elm Hill Pike at the corner with Section 9 Parrish Commercial Park; thence with a curve to the left with a radius of 994.95 ft. and the northeasterly margin of New Elm Hill Pike 141.88 ft. to a concrete monument; thence with a curve to the right with a radius of 15 ft. 32.85 ft. to a concrete monument; thence with a curve to the right with a radius of 70 ft. 32.09 ft. to a concrete monument; thence with the southerly margin of Old Elm Hill Pike S 76 deg. 55' E 91.2 ft. to a concrete monument; thence N 13 deg. 05' E 13.5 ft. to a concrete monument; thence S 76 deg. 55' E 158.03 ft. to a concrete monument; thence leaving Old Elm Hill Pike S 7 deg. 45' 07" W 18.64 ft. to a concrete monument; thence N 76 deg. 55' W 37.5 ft. to a concrete monument; thence with a curve to the left with a radius of 147.2 ft. 144.69 ft. to a concrete monument; thence S 46 deg. 46' W 11.37 ft. to a concrete monument; thence with a curve to the left with a radius of 25 ft. 39.27 ft. to the point of beginning.

Being the same property conveyed to Charles J. Resha, III by deed from Mark A. Parrish and wife, Jeanne Parrish of record in Book 5230, Page 249, dated September 29, 1977, Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Gowda Property, which plan is of record in Plat Book 9700, Page 616, Register's Office for said County, to which reference is hereby made to said plan for a more complete and accurate description of said property.

Being the same property conveyed to Charles J. Resha, III, a married man, by deed from C.K. Hiranya Gowda, M.D. and Saraswathi Devi Gowda, husband and wife, of record in Book 10849, page 521, Register's Office for Davidson County, Tennessee.

The foregoing property is the same property conveyed in Instrument No. 20080129-0009016, in the Register's Office of Davidson County, Tennessee.

LESS AND EXCEPT any portion of the Property conveyed of record by Grantor to third parties.

EXHIBIT "B"

LEGAL DESCRIPTION OF THE QUITCLAIMED PROPERTY

Land in the Fifthteenth Councilmanic District of Nashville, Davidson County, Tennessee, being Lot 1 on the Plan of the Consolidation Plat of Hendrixson and Resha Properties, which plat is of record in Instrument No. 20071219-014551, said Register's Office, as amended in Surveyors Certificate of Amendment to the Consolidation Plat "Hendrixson & Resha" Properties, which is recorded in Instrument No. 20080111-0003378, said Register's Office. Reference is hereby made to said plat for a more complete and accurate description of said lot.

A portion of said lot being the same property conveyed to Charles J. Resha, III, and Roger K. Garner by Deed from Mark Parrish et ux, Jeanne Parrish, of record in Book 4856, page 595, Register's Office for Davidson County, Tennessee. The said Roger K. Garner subsequently conveyed his ½ undivided interest in and to said property unto Mary F. King Family Partnership, a Tennessee Limited Partnership, by Quitclaim Deed of record in Book 10742, page 622, said Register's Office. The said Mary F. King Family Limited Partnership subsequently conveyed their undivided ½ interest in and to said property unto Michael Gigandet as the Chapter 7 Bankruptcy Trustee, by Quitclaim Deed of record in Instrument No. 20061106-0137892, said Register's Office. Michael Gigandet, Chapter 7 Bankruptcy Trustee, subsequently conveyed his ½ undivided interest in and to said property unto Radley Hendrixson, by Trustee's Deed of record in Instrument No. 20061106-0137893. . Charles J. Resha III, and Radley Hendrixson subsequently conveyed said property unto Wachovia Bank, National Association, by Warranty Deed of record in Instrument No. 20080201-0010422, said Register's Office.

The remaining portion of said lot also being the same property conveyed to Charles J. Resha, III, by Deed from Mark A. Parrish and wife, Jeanne Parrish, of record in Book 5230, page 249, and from C.K. Hiranya Gowda, M.D. and Saraswathi Devi Gowda, husband and wife, of record in Book 10849, page 521, Register's Office for Davidson County, Tennessee. Charles J. Resha, III, subsequently conveyed said property unto Wachovia Bank, National Association, by Warranty Deed of record in Instrument No. ~~20080201-0010422~~ 20080129-0009016, said Register's Office.

LESS AND EXCEPT any portion of the Property conveyed of record by Grantor to third parties.