THIS INSTRUMENT PREPARED BY:
John L. Van Cleave, Esq.
Watkins & McNeilly, PLLC
214 2nd Avenue, North, Suite 300
Nashville, TN 37201-1638

BILL GARRETT, Davidson County
Trans:T20100030291 DEEDWARRSP
Recvd: 05/19/10 15:45 8 pgs
Fees:43.00 Taxes:888.00
20100519-0038802

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Southerland Properties, LLC 641 Brick Church Lane Whites Creek, TN 37189	Same	60-14-39

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ [redacted] 240,000.00

H Herman Southerland Jr President
Affiant

SUBSCRIBED AND SWORN to before me this 14TH day of MAY, 2010.

Joan Catherine Lillard
Notary Public
My Commission Expires: 11/7/12

JOAN CATHERINE LILLARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2012

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, H. HERMAN SOUTHERLAND, JR., CONNIE J. SOUTHERLAND (being the same person as Connie P. Southerland), MARTY D. SOUTHERLAND, HENRY H. SOUTHERLAND, III and STEPHANIE S. MCGEE H. HERMAN SOUTHERLAND, JR., CONNIE J. SOUTHERLAND (being the same person as Connie P. Southerland), MARTY D. SOUTHERLAND, HENRY H. SOUTHERLAND, III and STEPHANIE S. MCGEE), hereinafter "Grantors," have this day bargained and sold and do hereby transfer and convey to SOUTHERLAND PROPERTIES, LLC, a Tennessee limited liability company, its successors and assigns, hereinafter "Grantee," those certain tracts or parcels of real property located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference ("the Property").

This conveyance and all covenants and warranties contained herein are made expressly subject to the permitted encumbrances listed on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever. Grantors covenant that except as may be provided on Exhibit "A" hereto the Property is free from all encumbrances made or suffered by Grantors and Grantors have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said Property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantors further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors.

Said Property is known as 1944 Southerland Drive, Nashville, Tennessee 37207.

[Remainder of page intentionally left blank]

WITNESS our hands this 23rd day of April, 2010.

H. HERMAN SOUTHERLAND, JR.

CONNIE J. SOUTHERLAND

MARTY D. SOUTHERLAND

HENRY H. SOUTHERLAND, III

STEPHANIE S. MCGEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, H. HERMAN SOUTHERLAND, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 23rd day of April, 2010.

JOHN VAN CLEAVE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

7-8-13

My Commission Expires JULY 8, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CONNIE J. SOUTHERLAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 23rd day of April, 2010.

JOHN VAN CLEAVE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

7-8-13

My Commission Expires JULY 8, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTY D. SOUTHERLAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 23rd day of Apr., 2010.

NOTARY PUBLIC

JOHN VAN CLEAVE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 8, 2013

My Commission Expires:

7-8-13

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HENRY H. SOUTHERLAND, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 23rd day of Apr., 2010.

NOTARY PUBLIC

JOHN VAN CLEAVE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 8, 2013

My Commission Expires:

7-8-13

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE S. MCGEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 23rd day of April, 2010.

JOHN VAN CLEAVE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires:

My Commission Expires JULY 8, 2013

7-8-13

EXHIBIT "A"

Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, also including Lots 60 through 72, part of Lot 59 and part of Rucker Avenue (closed-relocated and changed to Southerland Drive by Bill No. 081-520) as shown on the Plan of John J. Rucker's Subdivision of Lot No. 8 in the 2nd Plan of Brooklyn of record in Plat Book 332, page 157 at the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing fence post on the easterly right-of-way line of Brooklyn Avenue, 45 feet in width, at a corner with Lot 37 on said 2nd Plan of Brooklyn;

Thence with the easterly right-of-way line of Brooklyn Avenue, North 05 deg 54 min 37 sec East, 317.28 feet to an iron rod set at the intersection with the southerly right-of-way line of Southerland Drive, 50 feet in width;

Thence with the southerly right-of-way line of Southerland Drive, width varies, for the following five calls:

1) With a curve to the right having a radius of 691.20 feet, a curve length of 178.93 feet and chord bearing and distance of North 89 deg 23 min 53 sec East, 178.43 feet to an iron rod set,

2) South 83 deg 11 min 10 sec East, 331.24 feet to an existing iron rod,

3) South 12 deg 05 min 17 sec West, 4.76 feet to an existing iron rod,

4) With a curve to the left having a radius of 190.00 feet, a curve length of 144.27 feet and a chord bearing and distance of North 74 deg 09 min 04 sec East, 140.83 feet to an existing concrete monument,

5) South 78 deg 44 min 33 sec East, 36.89 feet to an existing nail on the westerly right-of-way line of Interstate 65;

Thence with the westerly right-of-way line of Interstate 65 for the following three calls:

1) South 00 deg 09 min 39 sec East, 123.96 feet to an "X" chiseled on a rock,

2) South 06 deg 09 min 16 sec West, 177.29 feet to an existing nail,

3) South 10 deg 44 min 24 sec West, 67.92 feet to an existing nail;

Thence first with the northerly right-of-way line of Interstate 65, then with the northerly line of said Second Plan of Brooklyn and with the Zone Lot Division of John J. Rucker Subdivision of record in Plat Book 6250, page 651, North 84 deg 46 min 09 sec West, 682.17 feet to the point of beginning; containing 229,342 square feet or 5.265 acres more or less.

Being the same property conveyed to H. Herman Southerland, Jr. a/k/a Henry H. Southerland, Jr., and wife, Connie J. Southerland, by deed of record in Instrument No. 20000301-0020273, Register's Office for Davidson County, Tennessee, **and being the same property conveyed to H. Herman Southerland, Jr, et al, by deed recorded in Instrument #** 20100519-0038801 **said Register's Office.**

Permitted Encumbrances

The foregoing property is conveyed subject to the following permitted exceptions:

1. Taxes and assessments for the year 2010 and subsequent years, a lien but not yet due and payable.

2. Easements, whether temporary or permanent, shown on Department of Transportation plans in connection with property conveyed in deed of record in Instrument No. 20020618-0073706, Register's Office for Davidson County, Tennessee.

3. Memorandum and Notice of Lease Agreement by and between Henry H. Southerland and The Lamar Companies recorded in Instrument No. 20080222-017579, Register's Office for Davidson County, Tennessee.

4. Lack of access to controlled access highway (I-65) along property boundary.

5. All matters shown on survey by Cherry Land Surveying, Inc. last updated May 5, 2010, Job No. 10063 BB (as to Tract II).