This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (BAS)
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

Return to Box 51B

BILL GARRETT, Davidson County
Trans:T20100030291 DEEDWARRSP
Recvd: 05/19/10 15:48 4 pgs
Fees:23.00 Taxes:14532.41
20100519-0038804

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
Southerland Properties, LLC **Attn: H. Herman Southerland** **641 Brick Church Lane** **White Creek, Tennessee 37189**	**Same**	**60-14-26.01**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SOUTHERLAND, INC.** (referred to hereinafter as "Grantor"), a Tennessee corporation, has bargained and sold and does hereby transfer and convey unto **SOUTHERLAND PROPERTIES, LLC** (referred to hereinafter as "Grantee"), a Tennessee limited liability company, its successors and assigns, certain tracts of land located in Davidson County, Tennessee, as further described in **Exhibit A**, attached and incorporated by reference (the "Property"). This is improved property known as 1973 Southerland Drive, Nashville, Tennessee 37207-0129.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the Grantee, its successors and assigns forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has a good right to sell and convey the same, and that the same is unencumbered, except for (1) real estate taxes for 2010 (which are being prorated at closing and assumed by Grantee) and future years, liens but not yet due and payable; (2) Right-

of-Way and Easement in favor of Bellsouth, Telecommunications, of record in Book 9633, page 250, Register's Office for Davidson County, Tennessee; (3) Easement in favor of J. Harold Shankle Company, Inc., of record in Book 10948, page 434, Register's Office for Davidson County, Tennessee; (4) All matters shown on the survey by Volunteer Surveying, last updated on June 27, 2001, File #00007, including without limitation a billboard at the northeast corner and a gravel drive leading to adjoining property across the northerly line; and (5) the lack of access to controlled access Highway (I-65) along the boundary of the Property.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims and demands of persons claiming by, through, or under Grantor, but not otherwise or further.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17th day of May, 2010.

SOUTHERLAND, INC. (Grantor)

By: _____
Print Name: L. Bryan Smith
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

$3,927,677.61

The actual consideration or value for this transfer is ~~$3,926,251.60.~~

Southerland Properties, LLC (Affiant)

By: H Herman Southerland Jr

Print Name: H HERMAN SOUTHERLand Jr

Title: President

Subscribed and sworn to before me, this 17th day of May, 2010.

Deborah B. Irmick

NOTARY PUBLIC

DEBORAH B. IRMICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires JULY 3, 2012

7/3/12

STATE OF TENNESSEE)

) ss.

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Larry B. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Southerland, Inc., a Tennessee corporation, the within-named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Southerland, Inc. by himself as such President.

Witness my hand and seal, at office in Nashville, Tennessee, this 15th day of May, 2010.

Deborah B. Irmick

Notary Public

DEBORAH B. IRMICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires:

7/3/12

My Commission Expires JULY 3, 2012

SCHEDULE A
(Property Description)

Land in Davidson County, Tennessee being further described as follows:

Beginning at an iron pin at the intersection of the northerly margin of Southerland Drive and the easterly margin of Brooklyn Avenue;

(1) Thence, with said margin, north 05° 26' 17" east, 645.70 feet to an iron pin;

(2) Thence, leaving said margin of Brooklyn Avenue, south 82° 36' 40" east, 652.01 feet to an iron pin on the westerly margin of Southerland Drive;

(3) Thence, with said margin of Southerland Drive, south 06° 06' 38" west, 496.71 feet to an iron pin;

(4) Thence, continuing with said margin and a curve to the right (having a central angle of 89° 59' 44", a radius of 130.0 feet, a tangent of 129.99 feet, and a chord bearing and distance of south 51° 06' 30" east, 183.84 feet) a distance of 204.19 feet to an iron pin;

(5) Thence, continuing with said Southerland Drive, south 06° 10' 40" west, 5.00 feet to an iron pin;

(6) Thence, continuing with said Southerland Drive, north 83° 49' 20" west, 514.28 feet to the point of beginning, containing 409,637.114 square feet or 9.404 acres.

Being part of the same property conveyed to Southerland's Inc., by quitclaim deed of record in Book 8849, page 871, Register's Office, Davidson County, Tennessee; Southerland's Inc. having since changed its name to Southerland, Inc., as evidenced by certified copy of name change recorded in Book 9313, page 738, Register's office, Davidson County, Tennessee.