BILL GARRETT, Davidson County
Trans:T20100055589 DEEDWARRSP
Recvd: 09/03/10 15:12 5 pgs
Fees:28.00 Taxes:2775.00
20100903-0070481

This instrument prepared by:
First American Title Insurance Company
414 Union Street Ste 1205
Nashville, Tennessee 37219

Name and Address of Property Owner:	Send Tax Bills To:	Map and Parcel Numbers
Halle Properties, L.L.C. 20225 North Scottsdale Road Scottsdale, AR 85255	Same	161-291.00

SPECIAL WARRANTY DEED

For and in Consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

GLORY TELLER OFFICE, LLC, a Tennessee limited liability company

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

HALLE PROPERTIES, L.L.C., an Arizona limited liability company

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Exhibit A for legal description.

Being the same property conveyed to Glory Teller Office, LLC, a Tennessee limited liability company, by Warranty Deed from Howard M. Claude of record in Instrument No. 200708280103261, Register's Office for Davidson County, Tennessee.

See Exhibit B attached hereto for encumbrances

This is unimproved ( ) improved (x) property, known as

5832 Nolensville Pike, Nashville, Tennessee

(House Number) (Street) (City) (State) (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 GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the

GRANTEES, their heirs and assigns, against the lawful claims of all persons of all persons claiming by, through, or under us, but no further or otherwise. 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 31st day of August, 2010.

GLORY TELLER OFFICE, LLC, a Tennessee limited liability company

By: ~~Steve Griffith~~ Steven R. Griffith
Its: Manager

STATE OF TENNESSEE}
County of Davidson }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared ~~Steve Griffith~~ Steven R. Griffith, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of Glory Teller Office, LLC, a Tennessee limited liability company, the within named bargainor, ship), and that he, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by himself as such officer (or partner).

Witness my hand and official seal at office this 31st day of August, 2010.

Notary Public

(Seal)

My Commission expires:
5-6-2013

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 750,000.00.

Susan Fetts
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September, 2010.

Dorothy S. Potts
NOTARY PUBLIC

(SEAL)

DOROTHY S. POTTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011

My Commission Expires: _____

EXHIBIT A

BEING located in the 31st Councilmanic District of Davidson County, Tennessee, being located southeasterly of the U.S. Highway 41A and 31A (State Route 11, Nolensville Pike) and State Route 254 (Old Hickory Boulevard) intersection and being all of Lot 4 of the Resubdivision of Lots 3 and 4 Revision of the Final Plat Wal-Mart Nashville South Subdivision as recorded as Instrument #20100826-0067630, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a new 1" brass disk, said monument being a point in the easterly right-of-way U.S. Highway 41A and 31A (State Route 11, Nolensville Pike), said point also being a southerly line common to Lot 3 of the Resubdivision of Lots 3 and 4 Revision of the Final Plat Wal-Mart Nashville South Subdivision as recorded as Instrument #20100826-0067630, in the Register's Office of Davidson County, Tennessee;

Thence leaving said easterly right-of-way U.S. Highway 41A and 31A (State Route 11, Nolensville Pike) and continuing along with new lot lines the following four calls: N 88°55'38" E a distance of 39.84' to a new 5/8" iron pin monument;

Thence S 01°20'53" E a distance of 8.78' to a new 5/8" iron pin monument;
Thence S 77°11'20" E a distance of 150.58' to a new 5/8" iron pin monument;
Thence S 53°31'27" E a distance of 70.39' to a new 5/8" iron pin monument, said monument being a point in the westerly line common to Lot 1 of Re-Subdivision of the Final Plat Wal-Mart Nashville South Subdivision as recorded as Instrument #20080422-0041081, in the Register's Office of Davidson County, Tennessee;

Thence continuing along with the westerly line common to Lot 1 of Re-Subdivision of the Final Plat Wal-Mart Nashville South Subdivision the following two calls: S 36°28'33" W a distance of 110.10' to a new 5/8" iron pin monument;

Thence with a curve turning to the right with an arc length of 220.78', with a radius of 308.88', with a chord bearing of S 56°57'03" W, with a chord length of 216.11', to a new 5/8" iron pin monument, said monument being a point in the easterly right-of-way U.S. Highway 41A and 31A (State Route 11, Nolensville Pike);

Thence leaving said westerly line common to Lot 1 of Re-Subdivision of the Final Plat Wal-Mart Nashville South Subdivision, and continuing along with the easterly right-of-way U.S. Highway 41A and 31A (State Route 11, Nolensville Pike), with a reverse curve turning to the left with an arc length of 289.72', with a radius of 4333.25', with a chord bearing of N 00°37'08" E, with a chord length of 289.67', to a 1" brass disk; which is the point of beginning.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated August 27, 2010.

Exhibit B

Taxes and assessments for the year 2010 and subsequent years, not yet due and payable.

All matters as shown on the Plats of record in Instrument No. 20070405-0041198; and as affected by Property Modifications of record in Instrument No. 20080110-0003164, in the Register's Office of Davidson County, Tennessee.

Declaration of Covenants and Restrictions of record in Instrument No. 20061103-0137210, in the Register's Office of Davidson County, Tennessee.

Easement for the flow of the waters of Whittemore Branch and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of Whittemore Branch, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Whittemore Branch .

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instruments 20100616-0046646 and 20100825-0067105, in the Register's Office of Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instruments 20100616-0046656 and 20100825-0067133, in the Register's Office of Davidson County, Tennessee.

All matters shown on the Plat of record in Instrument No. 20100826-0067630, Register's Office, Davidson County, Tennessee.