This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

Davidson County DEEDWARRSP
Recvd: 12/02/10 14:07 4 pgs
Fees:23.00 Taxes:2012.71
20101202-0096087

ADDRESS NEW OWNER:
P&M Investment Company, LLC
2 Missionary Drive
Brentwood, TN 37027

SEND TAX BILL:
New Owner

MAP AND PARCEL:
MAP 147-0, PARCEL 42

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SRK Partnership, a Tennessee general partnership composed of NENR Investments, LLC-401K Profit Sharing Plan f/b/o William G. Wallis, Jr., NENR Investments, LLC-401K Profit Sharing Plan f/b/o William C. Seeley, NENR Investments, LLC-401K Profit Sharing Plan f/b/o Stephen D. Rudd** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **P&M Investment Company, LLC, a Limited Liability Company** ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Being a tract of land lying in the 26th Councilmanic District of Nashville, Davidson County, Tennessee, also being Lot One on the final plat of Harding Mall Village, as of record in Plat Book 7900, Page 606, at the Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey made by Initial Point Land Surveying, Inc., TN Registration No. 2315, dated June 24, 2009, as follows:

BEGINNING at an existing iron rod at the intersection of the westerly property line of the property of Michael Miller, as of record in Deed Book 10986, Page 373, at the Register's Office for Davidson County, Tennessee, also being Lot Three on the final plat of the Resubdivision of Lots Three and Four Harding Mall Village, as of record in Plat Book 7900, Page 791, at the Register's Office for Davidson County, Tennessee and the northerly right-of-way line of Harding Place, width varies; Thence with the northerly right-of-way line of Harding Place, along a curve to the left, with an arc length of 201.66 feet, the radius of which is 1,472.69 feet, the central angle of which is 07 Deg 50 Min 44 Sec, the chord of which is South 76 Deg 03 Min 09 Sec West, 201.50 feet to an iron rod set; Thence South 72 Deg 07 Min 47 Sec West, 160.96 feet to a point in the approximate center of Seven Mile Creek; Thence leaving the northerly right-of-way line of Harding Place with the approximate center of Seven Mile Creek, North 27 Deg 56 Min 23 Sec East, 36.52 feet to a point; Thence North 10 Deg 30 Min 02 Sec East, 101.76 feet to a point; Thence North 23 Deg 05 Min 15 Sec East, 147.59 feet to an existing P.K. nail at a corner common with the property of SOSA Properties, LLC, as of record in Instrument Number 20080219-0015778, at the Register's Office for Davidson County, Tennessee, also being Lot 2 on said final plat of Harding Mall Village; Thence leaving the approximate center of Seven Mile Creek with the southerly property line of SOSA Properties, LLC, South 70 Deg 52 Min 09 Sec East, 195.06 feet to an existing iron rod; Thence continuing with the southerly property line of SOSA Properties, LLC and with the westerly property line of said Michael Miller, along a curve to the right, with an arc length of 105.93 feet, the radius of which is 100.00 feet, the central angle of which is 60 Deg 41 Min 43 Sec, the chord of which is South 40 Deg 31 Min 17 Sec East, 101.05 feet to an existing iron rod; Thence South 10 Deg 10 Min 26 Sec East, 29.86 feet to the POINT OF BEGINNING. Containing 50,664 Square Feet (1.163 Acres more or less).

Being the same property conveyed to SRK Partnership, a Tennessee general partnership by Deed of record in Instrument No. 20090701-0061478, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. The real estate taxes for the current year which has been prorated between the parties.
2. Matters shown on the Plan of Final Plat Harding mall Village of record in Plat Book 7900, page 594 as amended in Plat Book 7900, page 606, Register's office of Davidson county, Tennessee.
3. Easement for Sanitary Sewer of record in Book 6764, page 97, said Register's office.
4. Easements, terms and conditions set forth in the Agreement of record in Book 8917, page 587, said Register's Office.
5. Cross-Access Easement of record in Book 9087, page 101, as re-recorded in Book 9100, page 929 and amended in Book 9776, page 984, said Register's office.
6. Deed of Conveyance to the metropolitan Government of record in Book 10360, page 284, said Register's Office.
7. Rights of upper and lower riparian owners to the flow of the waters of Seven Mile Creek, free from diminution and pollution.

This is improved property known as 11 Harding Mall Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its heirs, successors and assigns, forever. Grantor, does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set forth herein. Grantor does further covenant and bind itself, its heirs, assigns and representatives, to warrant and defend the title to the Property to Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except that no warranty is made as to the amount of acreage in the Property. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 15th day of December, 2010.

SRK Partnership

NENR Investments, LLC-401K Profit Sharing Plan f/b/o William G. Wallis, Jr.

BY: _____
William G. Wallis, Jr.

NENR Investments, LLC-401K Profit Sharing Plan f/b/o William C. Seeley

BY: _____
William C. Seeley

NENR Investments, LLC-401K Profit Sharing Plan f/b/o Stephen D. Rudd

BY: _____
Stephen D. Rudd

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared William G. Wallis, Jr., William C. Seeley and Stephen D. Rudd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the signators of the Partners of SRK Partnership, a Tennessee General Partnership, and that William G. Wallis, Jr., William C. Seeley and Stephen D. Rudd executed the foregoing instrument for the purpose therein contained by signing the name of the Tennessee General Partnership by themselves each in their capacity as signators of the Partners.

Witness my hand and official seal this 1ST day of December 2010.

Notary Public

My Commission Expires: 7/5/11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $543,975.00.

AFFIANT

Subscribed and sworn to before me this 1ST day of December, 2010.

NOTARY PUBLIC

My Commission Expires: 7/5/11

I, Andrew B. Gibson, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 09/18/2011

Notary's Seal

