BILL GARRETT, Davidson County
Trans:T20110001974 DEEDWARR
Recvd: 01/10/11 12:37 4 pgs
Fees:23.00 Taxes:1110.00
20110110-0002693

THIS INSTRUMENT PREPARED BY:
Gregory S. Perrone, Attorney
111 Westwood Place, Suite 201
Brentwood, Tennessee 37027

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
PC Realty, LLC 110 Lynnwood Blvd Nashville, TN 37205	PC Realty, LLC 110 Lynnwood Blvd. Nashville, TN 37205	Map 114, Parcel 166.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BancorpSouth Bank** ("Grantor"), has this day bargained and sold and by these presents does transfer and convey unto **PC Realty, LLC, a Tennessee limited liability company** ("Grantee"), its heirs, successors, and assigns a certain tract or parcel of real property in Davidson County, Tennessee, described on Exhibit A attached hereto.

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

Subject to the matters set forth above, Grantor covenants that Grantor is lawfully seized and possessed of said real property in fee simple, has good right to convey it, and that same is unencumbered, except as shown on Exhibit B attached hereto.

Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said real property to Grantee, its heirs and assigns against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this instrument or has caused this instrument to be executed on this 7th day of January, 2011.

BancorpSouth Bank

By _____
Christopher Marchetti,
Its Senior Vice President

By: _____
Ken Farmer
Its President

State of Tennessee)
County of Williamson)

The actual consideration or value for this transfer, whichever is is greater $300,000.00.

Affiant

Sworn to and subscribed before me this 7th day of January, 2011.

Notary Public

My commission expires: 11/7/2011

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Christopher Marchetti, Senior Vice President of BancorpSouth Bank**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Senior Vice President of BancorpSouth Bank, the within bargainor, and corporation, and that he as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by the said Christopher Marchetti, as Senior Vice President of BancorpSouth Bank.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 7th day of January, 2011.

Notary Public

My Commission Expires: November 7, 2011

My Commission Expires:_____

KIMBERLY L. BELCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Ken Farmer, President of BancorpSouth Bank**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the President of BancorpSouth Bank, the within bargainor, and corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by the said Ken Farmer as President of BancorpSouth Bank.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 7th day of January, 2011.

Notary Public

My Commission Expires: November 7, 2011

My Commission Expires:_____

KIMBERLY L. BELCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Legal Description

Beginning at an iron pin (set) at the common westerly property corner between Phase I-Westview Plaza as of record in Plat Book 7900, Page 506, R.O.D.C., Tennessee and Belle Valley as of record in Plat Book 6250, Page 182, Register's Office of Davidson County, Tennessee, thence with the westerly property line of Belle Valley, S 09° 38' 48" W a distance of 437.43 feet to an existing iron pipe; thence N 76° 27'23" W a distance of 265.10 feet to an iron pin (set) in the easterly property line of a tract of land deeded to Troy Buttrey, et ux as of record in Deed Book 1432, Page 558, R.O.D.C., Tennessee; thence, with the easterly property line of the Buttrey tract, N 11° 02' 41" E, a distance of 356.06 feet to an existing iron pin; thence with the northerly property line of the Buttrey tract, N 76° 52' 27" W a distance of 185.08 feet to an existing iron pin on the easterly right-of-way line of Interstate 40; thence, with the easterly right-of-way line of Interstate 40, N 57° 59' 33" E a distance of 93.87 feet to an existing concrete right-of-way monument; thence, continuing with said right-of-way line, N 32° 45' 54" E a distance of 300.92 feet to an existing concrete right-of-way monument; said monument being a westerly property corner of a tract of land deeded to Wal-Mart Stores, Inc. as of record in Deed Book 8881, page 150, R.O.D.C., Tennessee and Phase 1 – Westview Plaza; thence, leaving said right-of-way line, with the southwesterly property line of the Wal-Mart Stores, Inc. tract and Phase I – Westview Plaza, S 09° 27'38" W a distance of 75.39 feet to an iron pin (set); thence, S 70° 21' 27" E a distance of 257.86 feet to an iron pin (set); thence, S 10° 18' 59" W a distance of 166.78 feet to the point of beginning and containing 185,905 square feet or 4.268 acres.

Being the same property convened to BancorpSouth Bank by deed of record in Instrument No. 20090429-0038567, Register's Office of Davidson County, Tennessee. See also Quitclaim Deed from BancorpSouth Bank to PC Realty, LLC, of record in Instrument No. 20110110-0002694, Register's Office of Davidson County, Tennessee., being recorded following the Warranty Deed.

EASEMENT DESCRIPTION

Being a ingress/egress easement for the benefit of BancorpSouth Bank, as of record in Deed Instrument 200904290038567, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows; commencing at the Southwest property corner of Wal-Mart Stores, Inc., as of record in Deed Book 8881, Page 150, at the Register's Office for Davidson County, Tennessee, said corner being on the easterly right-of-way line of Interstate 40; thence leaving the easterly right-of-way of Interstate 40, South 09 deg 47 min 08 sec West, 63.93 feet to the point of beginning; thence with the centerline of a 60 foot wide ingress/egress easement, through the property of Sam's Real Estate Business Trust, as of record in Deed Instrument 200701160006421, at said Register's Office, South 52 deg 34 min 09 sec West, 228.14 feet to a point; thence South 33 deg 19 min 09 sec West, 631.01 feet to a point on the northerly property line of said BancorpSouth Bank, and there is included within this grant of ingress/egress the additional non-exclusive right of ingress and egress to and from the access area, described above, over the private street sometimes referred to as Rocky Lane, which is a paved street which is a part of Tract 1 and intersects Old Hickory Boulevard, a public street, so that Grantee will have access to a public street from Tract 2.

Exhibit B
Permitted Encumberances

1. Taxes and assessments for the 2011 and subsequent years, a lien not yet due and payable.

2. All matters as shown on the plat of record in Plat Book 7900, page 506 and Plat Book 7900, page 621, in the Register's Office for Davidson County, Tennessee. (As to the easement tract only.)

3. Affidavit of record in Instrument No. 20090917-0087052, in the Register's Office for Davidson County, Tennessee.

4. Terms and provisions of Access Easement recorded in Instrument No. 20100209-0010192, Register's Office for Davidson County, Tennessee.

5. Access Easement of record in Book 9130, page 905, Register's Office for Davidson County, Tennessee. (As to the easement tract only.)

6. Sewer Easement of record in Book 8248, page 238, Register's Office for Davidson County, Tennessee. (As to the easement tract only.)

7. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by Michael H. Charette, RLS No. 2048, Cherry Land Surveying, Job No. 10245, dated January 5, 2011: (i)30 inch storm drain crossing the land and (ii) Drainage easement on the westernmost boundary of the land.

8. Granting a right to construct and operate a billboard to an operating entity in which the Borrower will hold a majority interest.

9. Granting a deed of trust to T. Michael Patton that is subordinate to the deed of trust granted to the bank securing his loan of the remainder of the purchase price of the property.