This instrument was prepared by:
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BILL GARRETT, Davidson County
Trans:T20110002600 DEEDWARRSP
Recvd: 01/13/11 10:01 6 pgs
Fees:33.00 Taxes:6290.00
20110113-0003613

SPECIAL WARRANTY DEED

FROM: 600 Murfreesboro Road, LLC, a Tennessee limited liability company, Grantor

TO: Solitude Development, LLC, a Tennessee limited liability company , Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Solitude Development, LLC P.O. Box 291525 Nashville, TN 37229-1525	Same	106-02-029 106-06-083 106-06-067

STATE OF KANSAS)
)
COUNTY OF JOHNSON)

The actual consideration for this transfer is ONE MILLION SEVEN HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS ($1,700,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 11 day of January, 2011.

Notary Public
My Commission Expires: 12/30/2012

TIFFANY ROWE
NOTARY PUBLIC - State of Kansas
My Appt Exp 12/30/2012

FOR AND IN CONSIDERATION OF the sum of ONE MILLION SEVEN HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS ($1,700,000.00), the receipt and sufficiency of which are hereby acknowledged, 600 MURFREESBORO ROAD, LLC, a Tennessee

limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **SOLITUDE DEVELOPMENT, LLC** a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, **together with all improvements, buildings and structures located thereon** (the "Property").

The Property is improved property known as 600 Murfreesboro Pike, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 10 day of January, 2011.

GRANTOR:

600 MURFREESBORO ROAD, LLC,
a Tennessee limited liability company

By: Midland Loan Services, a division of, PNC Bank, its Manager

By: _____
Kevin Donahue
Title: Senior Vice President

STATE OF KANSAS)
) SS.:
COUNTY OF JOHNSON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Kevin Donahue, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Senior Vice President of Midland Loan Services, a division of PNC Bank, manager of 600 Murfreesboro Road, LLC, a Tennessee limited liability company, the within named Grantor, and that he as such Senior Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such Senior Vice President. Witness my hand and seal this 10 day of January, 2011.

[SEAL] NOTARY PUBLIC - State of Kansas
BRANDY ALEXANDER
My Appt. Exp. 3/7/11

_____
Notary Public

My Commission Expires: 3/7/11

EXHIBIT A

PROPERTY DESCRIPTION

TRACT NO. I:

Being Lot No. 1 of P'Pool Heights, Section I, of record in Book 3842, Page 120, at the Register's Office of Davidson County, Tennessee, and more particularly described according to a survey made by Charles E. Moseley, Jr., Registered Land Surveyor No. 778, dated July 24, 1998, as follows:

Beginning at an iron pin in the north right-of-way of Murfreesboro Road, same being the southeast corner of the Rock City Realty Company tract of record in Book 3617, Page 457, and being the southwest corner of the herein described tract, thence with the Rock City Realty Company tract for the next two calls, N 13 deg. 41' 32" E, 332.49 feet to a point, thence N 71 deg. 23' 00" W, 193.20 feet to a point, thence N 01 deg. 50' 00" E, 44.30 feet to a point, thence N 08 deg. 07' 00" E, 108.50 feet to a point, thence N 50 deg. 10' 00" E, 87.50 feet to a point in the south right-of-way of P'Pool Avenue, thence with said right-of-way for the next two calls, along a curve to the left having a radius of 474.70 feet, a central angle of 25 deg. 56' 00", a chord of S 59 deg. 32' 00" E, 213.03 feet, for a length of 214.86 feet to a point, thence S 72 deg. 30' 00" E, 455.00 feet to a point, thence with the west boundaries of Reserved Parcel "C" of record in Plat Book 3842, Page 241, and the D. B. P'Pool, Jr. and Third National Bank tract of record in Book 7742, Page 498, S 19 deg. 12' 00" W, 524.75 feet to a point in the north right-of-way of Murfreesboro Road, thence with said right-of-way for the next two calls, along a curve to the right having a radius of 11,449.20 feet, a central angle of 00 deg. 52' 50", a chord of N 71 deg. 03' 18" W, 175.95 feet, for a length of 175.96 feet to a point, thence N 70 deg. 36' 53" W, 273.62 feet to the point of beginning, containing 285,891 square feet or 6.563 acres.

TRACT II:

A tract of land being the westerly portion of Reserved Parcel "C" of Section One of P'Pool Commercial Subdivision, of record in Book 3842, Page 241, and of the D. B. P'Pool, Jr. and Third National Bank tract of record in Book 7742, Page 498, at the Register's Office of Davidson County, Tennessee, and more particularly described according to a survey made by Charles E. Moseley, Jr., Registered Land Surveyor No. 778, dated July 24, 1998, as follows:

Beginning at a point on the north right-of-way of Murfreesboro Road, same being the southeast corner of Lot 1 of P'Pool Heights, Section 1 of record in Book 3842, Page 120, and being the southwest corner of the herein described tract, thence with the east boundary of said Lot 1, N 19 deg. 12' 00" E, 524.75 feet to a point on the south right-of-way of P'Pool Avenue, thence with said right-of-way S 72 deg. 30' 00" E, 110.47 feet to a point, thence with a new line S 18 deg. 17' 00" W, 526.28 feet to a point on the north right-of-way of Murfreesboro Road, thence with said right-of-way for the next two calls, N 71 deg. 43' 00" W, 74.61 feet to a point, thence along a curve to the right having a radius of 11,449.20 feet, a central angle of 00 deg. 13' 17", a chord of N 71 deg. 36' 21" W, 44.24 feet, for a length of 44.24 feet to the point of beginning, containing 60,250 square feet or 1.383 acres.

TRACT III:

A tract of land being Reserved Parcel "D" of Section 1 of P'Pool Heights of record in Book 3500, Page 55 at the Register's Office of Davidson County, Tennessee, and more particularly described according to a

survey made by Charles E. Moseley, Jr., Registered Land Surveyor No. 778, dated July 24, 1998, as follows:

Beginning at an iron pin on the south right-of-way of Elm Hill Pike where said right-of-way intersects with the west right-of-way of Interstate Route 40, thence with said Interstate right-of-way for the next two calls, S 53 deg. 05' 06" E, 274.10 feet to a right-of-way monument, thence S 59 deg. 41' 03" E, 13.42 feet to a point in the north boundary of Lot 21 of Section 1 of P'Pool Heights, thence with the north and west boundaries of said Lot 21 for the next two calls, S 87 deg. 54' 14" W, 110.50 feet to an iron pin, thence S 17 deg. 30' 00" W, 230.00 feet to a point on the north right-of-way of P'Pool Avenue, thence with P'Pool Avenue the next four calls, N 72 deg. 30' 00" W, 322.00 feet to a point, thence along a curve to the right having a radius of 424.70 feet, a central angle of 34 deg. 24' 00", a chord of N 55 deg. 18' 00" W, 251.17 feet, for a length of 254.99 feet to a point, thence N 38 deg. 06' 00" W, 44.50 feet to a point, thence along a curve to the right having a radius of 186.10 feet, a central angle of 41 deg. 25' 00", a chord of N 17 deg. 23' 30" W, 131.61 feet, for a length of 134.52 feet to a point, thence along a turnout curve to the right having a radius of 25.00 feet, a central angle of 90 deg. 00' 00", a chord of N 48 deg. 19' 00" E, 35.36, for a length of 39.27 feet, to a point on the south right-of-way of Elm Hill Pike, thence with said right-of-way S 86 deg. 41' 00" E, 503.69 feet to the point of beginning, containing 190,273 square feet or 4.368 acres.

Being the same property conveyed to 600 MURFREESBORO ROAD, LLC, by successor trustee's deed from RONALD G. STEEN, JR., SUCCESSOR TRUSTEE, of record in Instrument No. 20100728-0059032, dated July 27, 2010, said Register's Office.

EXHIBIT B

1. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

2. Rights and claims of parties in possession.

3. Mechanics', Contractors', or Materialmen's liens and lien claims, if any, where no notice thereof appears on record.

4. Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof.

5. Liens, encumbrances, or claims thereof, which are not shown by the public record.

6. Defects, liens, encumbrances, adverse claims or other matters, if any, not created by the Grantor, first appearing in the public records or attaching subsequent to the date of recording of this Deed.

7. General or special taxes and assessments required to be paid in the year 2011 and subsequent years for Map-Par. 106-02-029, 106-06-083 and 06-06-087.

8. Matters shown on the Plan of record in Book 3842, page 120, said Register's Office. (Tract No. I)

9. Matters shown on the Plan of record in Book 3842, page 241, said Register's Office. (Tract No. II)

10. Matters shown on the Plan of record in Book 3500, page 55, said Register's Office. (Tract No. III)

11. Rights, if any, of White Advertising International, a division of Whiteco Industries, Inc., pursuant to an unrecorded sign location lase, and the implied easement, if any, of said lessee for ingress and egress from the 540 square feet occupied by it pursuant to said lease, and the easement of said lessee pursuant to said lease for utilities to service and sign. (Tract No. III)

12. The land in question abuts Interstate Route 40, which is a controlled access highway and has no right of ingress or egress to said highway. (Tract No. III)

13. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4264, page 199, said Register's Office.