BILL GARRETT, Davidson County
Trans:T20110019188 DEEDWARRSP
Recvd: 04/01/11 14:01 3 pgs
Fees:18.00 Taxes:4107.00
20110401-0025214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 1,110,000.00 .

Robt. S. McAdams
Affiant

Subscribed and sworn to before me, this the 31st day of March, 2011.

Notary Public
My commission expires: NOTARY PUBLIC AT LARGE Joe Vaulx Crockett, III My Commission Expires January 7, 2013 STATE OF TENNESSEE

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Hippodrome Realty, Inc. 403 Evergreen Place Mt. Juliet, TN 37122	SAME	Map 72-0 / Parcel 7

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SEVEN BELLS, LLC, a Tennessee limited liability company ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto HIPPODROME REALTY, INC., a Tennessee corporation ("GRANTEE"), its successors and assigns, certain land in Nashville, Davidson County, Tennessee, being described more particularly hereinafter, together with all right, title, and interest of GRANTOR in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property"). The land is described as follows:

Being a parcel of land in the 8th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, and being located on and east of Ambrose Avenue and being more particularly described based upon a survey prepared by Volunteer Land Surveying Services, Phillip E. Holmes, Jr., TN RLS No. 1728, dated June 10, 2008, as follows:

Beginning at a PK nail in the easterly margin of Ambrose Avenue at the northwest corner of 3102 Ambrose, LLC, Instrument Number 20010425-0041034, Register's Office for Davidson County, Tennessee, and proceeding with the easterly margin of

Ambrose Avenue, the following calls, north 03°01' 59" east, 149.25 feet to a point, the beginning of a curve to the left with a delta angle 55°33'01", radius of 434.92 feet, chord bearing of north 24°44'32" west, 405.35 feet to an iron pin;

Thence north 52°31 '02" west, 32.12 feet to a PK nail;

Thence with a curve to the right with a delta angle 93°40'08", a radius of 25.00 feet, a chord bearing north 05°40'58" west, 36.47 feet to a PK nail;

Thence with a curve to the right with a delta angle 13°46'13" a radius of 789.02 feet, a chord bearing of north 48°33'56" east, 184.18 feet to an iron pin, the northwest corner of Paulo Products Co., Deed Book 7681, page 48 said Register's Office;

Thence leaving the margin of Ambrose and with the westerly line of the aforementioned Paulo Products Co., and with the following calls, south 35°02'33" east, 458.68 to a point;

Thence in a southerly direction and passing through the northwest corner of Ronald A. Waddle, Deed Book 6305, page 470, south 04°57''30" east, 333.53 feet to an iron pin at the northeast corner of 3102 Ambrose, LLC, Instrument No. 20010425-0041034, said Register's Office;

Thence with the northerly line of aforementioned 3102 Ambrose, LLC, north 87°02'01" west, 185.76 feet to the point of beginning.

Containing 3.14 acres or 136,809.9 square feet more or less.

Being part of the property conveyed to Seven Bells, LLC, a Tennessee limited liability company by Special Warranty deed dated July 22, 2008 from Sue B. Rankin, of record in Instrument No. 20080723-0075562, Register's Office for Davidson County, Tennessee.

This is improved property located at 3106 Ambrose Avenue, Nashville, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following Permitted Exceptions: (1) Ad valorem property taxes for the current year; (2) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4758, page 118, Register's Office for Davidson County, Tennessee; and (3) Unrecorded lease with AT&T Corp. as Tenant under a Long Form Lease Agreement dated July 25, 1978, for the leased premises located at 3106 and 3108 Ambrose Avenue, Nashville, Davidson County, Tennessee as amended by First Amendment of Long Form Lease dated September 4, 2003, and the Second Amendment of Long Form Lease dated January 30, 2009 (all unrecorded).

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging, to GRANTEE, its successors and assigns, forever. GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and

forever defend the title to the Property to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR (other than claims arising out of the Permitted Exceptions set forth above), but not further or otherwise.

WITNESS my hand this 31ST day of March, 2011.

SEVEN BELLS, LLC
a Tennessee limited liability company

By: Arthur W. McWilliams
Arthur W. McWilliams
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joe Vaulx Crockett III, a Notary Public in and for the County and State aforesaid, personally appeared Arthur W. McWilliams, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the sole member of Seven Bells, LLC, the within named bargainor, a limited liability company, and that he as the sole member of such limited liability company, being authorized so to do, executed the foregoing instrument for the purposes contained therein, by personally signing the name of the limited liability company by himself as the sole member.

WITNESS my hand and seal in Nashville, Tennessee, this the 31ST day of March, 2011.

Notary Public
My Commission Expires:

JOE VAULX CROCKETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Joe Vaulx Crockett, III
My Commission Expires
January 7, 2013
STATE OF TENNESSEE