Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Chuck Ryan P. O. Box 101271 Nashville, TN 37224	09112001600	Same as New Owner

This instrument prepared by:
Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

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 all of which are hereby acknowledged, **KEY INVESTMENTS, INC., a Tennessee corporation** (the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey to **CHUCK RYAN,** a single person, (the "**Grantee**"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "**Property**"):

Property located in Davidson County, State of Tennessee, described as follows:

TRACT 1

Beginning at an iron pin on the easterly margin of 44th Avenue North at a point on the centerline of Indiana Avenue extended; thence with the easterly margin of 44th Avenue North, N 19 deg. 30' E, a distance of 155.8 feet to an iron pin at the southwesterly corner of Parcel 16.1; thence with the southerly line of Parcel 16.1, S 70 deg. 51' E, a distance of 243.2 feet to an iron pin on the westerly margin of the L & N Railroad; thence with the westerly margin of the L & N Railroad, southerly and being 100 feet from and parallel to the centerline of the main tract of the L & N Railroad; with a curve to the left (radius of 1460.86 feet) a distance of 159.78 feet, said curve having a chord bearing and distance of S 9 deg. 34' W, a distance of 159.7 feet; thence N 70 deg. 30' W, a distance of 270.7 feet to the point of beginning, and containing 0.92 acres.

BILL GARRETT, Davidson County
Trans:T20110019118 DEEDWARRSP
Recvd: 04/01/11 12:35 4 pgs
Fees:23.00 Taxes:1017.50
20110401-0025340

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Chuck Ryan
Affiant

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

Loretta B. Lane
Notary Public
My Commission Expires: 11-4-2013

LORETTA B. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

TRACT 2

Beginning at an iron pin on the easterly margin of 44th Avenue North at a point being N 19 deg. 30' E, a distance of 155.8 feet from the centerline of Indiana Avenue projected; thence with the easterly margin of 44th Avenue North, N 19 deg. 30' E, a distance of 219.2 feet to an iron pin; thence S 70 deg. 30' E, a distance of 235.0 feet to an iron pin on the westerly margin of the L & N Railroad; thence with the westerly margin of the L & N Railroad and being 100 feet from and parallel to the centerline of the Main tract, S 18 deg. 49' W, a distance of 112.7 feet; thence continuing with said right-of-way with a curve southeasterly (radius of 983.68) a distance of 105.30 feet and having a chord bearing and distance of S 15 deg. 45' W, a distance of 105.25 feet to the northeasterly corner of Parcel No. 16, thence, with the northerly line of Parcel No. 16, N 70 deg. 51' W, a distance of 243.2 feet to the point of beginning, and containing 1.19 acres.

INCLUDED WITHIN THE ABOVE DESCRIPTION is Lot 4 on the plan of Key Subdivision of record in Plat Book 6900, page 727, said Register's Office.

INCLUDED WITHIN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM is Lot 3 on the plan of Key Subdivision of record in Plat Book 6900, page 727, said Register's Office, being Map/Par.091-12-0-016.01.

Being part of the same property conveyed Key Investments, Inc., a Tennessee corporation by deed of record in Book 4682, page 556 and quitclaim deed of record as Instrument No. 20100811-0063436, said Register's Office.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters identified on Exhibit A, attached hereto and incorporated herein by reference (the "**Permitted Exceptions**").

This is improved property located at 800 44th Avenue North, Nashville, Tennessee and unimproved property located at 810 44th Avenue North, Nashville, Tennessee.

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 29th day of March, 2011.

KEY INVESTMENTS, INC., a Tennessee corporation

By: James Sochovka

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, KRISTIE K. SOCHOVKA Notary Public, James Sochovka, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained and who further acknowledged that he is President of Key Investments, Inc., a Tennessee corporation and that he as such he is authorized to execute this instrument on behalf of said corporation.

Witness my hand, at office, this 29 day of March, 2011.

KRISTIE K. SOCHOVKA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Kristie Sochovka
NOTARY PUBLIC
My Commission Expires: 5-6-13

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051705-000000

EXHIBIT A

1. Taxes for the current year, which have been assumed by the Grantee.
2. Matters shown on the Plan of record in Plat Book 6900, page 727, Register's Office for Davidson County, Tennessee.

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