BILL GARRETT, Davidson County
Trans:T20110024387 DEEDWARRSP
Recvd: 04/26/11 11:53 3 pgs
Fees:18.00 Taxes:4151.40
20110426-0031837

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204
G#23121-2

BOX #14A

ADDRESS NEW OWNERS:
TBA Investments, LLC
460 Metroplex Drive
Nashville, TN 37211

SEND TAX BILLS TO:
"New Owner"

MAP-PARCEL NOS.
Map 082-14-0
Parcel 055.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency all of which is hereby acknowledged, **Noland Properties, Inc., a Virginia corporation**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **TBA Investments, LLC, a Tennessee limited liability company**, hereinafter called the "Grantee", its successors and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

LAND in Davidson County, Tennessee, also being part of Lot No. 12 on the Plan of the First Subdivision of the John Shelby Estate, as of record in Plan Book 1, Pages 10 and 11, Chancery Court at Nashville, and being more particularly described according to an ALTA/ACSM Land Title Survey prepared by R. Scot Cherry, Registered Land Surveyor, Tennessee No. 1512, Cherry Land Surveying, 622 West Iris, Nashville, Tennessee 37204, dated April 6, 2011, as follows:

BEGINNING at an iron rod set at the intersection of the southerly right-of-way line of Oldham Street and the westerly right-of-way line of North First Street; thence, leaving the southerly right-of-way line of Oldham Street with the westerly right-of-way line of North First Street, South 07° 34' 36" East, 351.35 feet to an iron rod set on the northerly right-of-way line of C.S.X. Transportation Railroad, said iron rod being 50 feet North of the center line of the South bound track; thence, leaving the westerly right-of-way line of North First Street with the northerly and easterly right-of-way line of C.S.X. Transportation Railroad, South 62° 07' 40" West, 252.00 feet to an iron rod set; thence, along a curve to the right with an arc length of 455.83 feet, the radius of which is 390.20 feet, the central angle of which is 66° 55' 57", the chord of which is North 72° 01' 49" West, 430.35 feet to an iron rod set at a corner common

with Hetzel Family Partners, as of record in Book 8864, Page 345, Register's Office for Davidson County, Tennessee; thence, leaving the easterly right-of-way line of C.S.X. Transportation Railroad with the southerly and easterly property line of Hetzel Family Partners, North 64° 16' 06" East, 362.64 feet to an iron rod set; thence, North 03° 00' 58" East, 205.00 feet to an iron rod set on the southerly right-of-way line of Oldham Street; thence, with the southerly right-of-way line of Oldham Street, South 83° 22' 33" East, 250.00 feet to the point of BEGINNING, containing 184,767 square feet or 4.241 acres, more or less.

BEING the same property conveyed to Noland Company, by Warranty Deed dated April 21, 1970, from Nelson W. Holt and wife, Gail H. Holt, of record in Book 4412, Page 542, Register's Office for Davidson County, Tennessee. And further being part of the same property conveyed to Noland Properties, Inc., a Virginia corporation, by Quitclaim Deed dated August 5, 1998, from Noland Company, a Virginia corporation, of record in Book 11072, Page 825, said Register's Office.

The above-described property is conveyed subject to the following:

1. Taxes for the year 2011, which have been prorated and assumed by the Grantee herein. Taxes for the year 2011 and subsequent years, not yet due and payable.

2. All matters shown on the Plan of record in Book 1, Pages 10 and 11, in the Chancery Court for Nashville, Davidson County, Tennessee.

3. Matters shown on ALTA/ACSM Land Title Survey prepared by R. Scot Cherry, Registered Land Surveyor, Tennessee No. 1512, Cherry Land Surveying, 622 West Iris, Nashville, Tennessee 37204, dated April 6, 2011.

THIS is improved property, known as: 186 North 1st Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and the successors and/or assigns of said Grantee, forever; and, the Grantor further covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out.

Grantor does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said Grantee, its successors and/or assigns, against the lawful claims of all persons claiming the same by, through, or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 19th day of April, 2011.

Noland Properties, Inc., a Virginia corporation

BY: _____
George W. Tolliver, II, Vice President

STATE OF OHIO)
COUNTY OF Montgomery)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared George W. Tolliver, II, 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 Vice President of Noland Properties, Inc., the within-named bargainor, a Virginia corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at office at Dayton (City), Ohio, on this the 19th day of April, 2011.

LAURA WOLFE, Notary Public
In and for the State of Ohio
My Commission Expires Dec. 17, 2013

My Commission Expires: _____ Laura Wolfe
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,122,000.00.

_____
Affiant

Subscribed and sworn to before me this the 22nd day of April, 2011.

My Commission Expires: May 2, 2011 Katherine Goodson
Notary Public

KATHERINE GOODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

\KG\TBA DEED.SD