BILL GARRETT, Davidson County
Trans:T20110035539 DEEDWARRSP
Recvd: 06/14/11 15:24 4 pgs
Fees:23.00 Taxes:2571.50
20110614-0045566

This Instrument Prepared By:

Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
211 Commerce St., Suite 800
Nashville, Tennessee 37201
Attn: Kelly L. Worman

Address New Owner as follows:	Send Tax Bills To:	Map & Parcel No.
Protective Life Insurance Company 2801 Highway 280 S Birmingham, AL 35223	Same	051-08-0-218.00

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 695,000.

Affiant

Subscribed and sworn to before me this the 14th day of June, 2011.

Notary Public

My Commission Expires: Nov. 7, 2012

CASEY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2012

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Liberty Life Insurance Company**, a South Carolina corporation, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Protective Life Insurance Company**, a Tennessee corporation, hereinafter called "Grantee", its successors and assigns, that tract or parcel of improved land in Davidson County, Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Said property is transferred subject to the limitations, restrictions and encumbrances set forth on **Exhibit "B"**.

This is improved property known as 1160 Due West Avenue, Madison, Tennessee.

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, its successors and assigns, forever.

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

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons claiming by, through or under Grantor (other than the matters set forth on **Exhibit "B"**), but not further or otherwise.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 25 day of April, 2011.

GRANTOR:

LIBERTY LIFE INSURANCE COMPANY, a South Carolina corporation

By: Robt T. Coleman III
Name: Robert T. Coleman, III
Its: Vice President

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Robert T. Coleman, III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Liberty Life Insurance Company, a South Carolina corporation (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand and seal at office this 25 day of April, 2011.

Phyllis C. Watts
Notary Public
Phyllis C. Watts

My Commission Expires:

May 23, 2017

PHYLLIS C. WATTS NOTARY PUBLIC SOUTH CAROLINA

N KLW 819931 v1
2612565-000034 04/14/2011

EXHIBIT "A"

PROPERTY DESCRIPTION

TRACT NO. I

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 2 on the subdivision of Due West Shopping Center, of record in Plat Book 7900, page 609, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by R. Scott Cherry, T.L.S. No. 1512, dated March 28, 2002, last revised May 8, 2002, as follows:

Beginning at an existing iron rod at the intersection of the northerly right of way line of Due West, 60 feet in width and the easterly right of way line of CSX Transportation Railroad, 85 feet in width;

Thence leaving the northerly right of way line of Due West Avenue, with the easterly right of way line of CSX Transportation Railroad, North 21° 24' 37" East, 331.37 feet to an existing iron rod at a corner common with the property of MRW Retail Joint Venture of record as Instrument No. 20010802-0082482, Register's Office for Davidson County, Tennessee, also being Lot 1 of said subdivision of Due West Shopping Center.

Thence leaving the Easterly right of way line of CSX Transportation Railroad, with the southerly property line of said MRW Retail Joint Venture, South 64° 44' 26" East, 347.60 feet to an existing "PK" Nail in the Easterly property line of said MRW Retail Joint Venture;

Thence with the easterly property line of said MRW Retail Joint Venture, North 25° 19' 59" East, 254.64 feet to an existing "PK" nail in the westerly property line of Rabon W. Johnson and Gary A. Toliver, of record in Book 9266, page 456, Register's Office for Davidson County, Tennessee.

Thence with the westerly property line of Rabon W. Johnson and Gary A. Toliver, also with the westerly property line of Lot 2 of Yates Motor Co., Inc. property subdivision of record in Book 4660, page 130, Register's Office for Davidson County, Tennessee, being the property of Yates Motor Co., Inc., of record in Book 1878, page 93, Register's Office for Davison County, Tennessee, South 22° 42' 20" West, 371.00 feet to an existing iron rod in the northerly right of way line of said Due West Avenue;

Thence with the northerly right of way line of Due West Avenue, North 85° 09' 00" West, 494.75 feet to the point of beginning, containing 139,128 square feet or 3.194 acres more or less.

TRACT NO. II

The easements and other rights set forth in and created by that certain Deed of Declaration of record in Book 9116, page 593, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to LIBERTY LIFE INSURANCE COMPANY, by Trustee's Deed from GEORGE E. MUDTER, JR., TRUSTEE, of record as Instrument No. 20101026-0085520, dated October 25, 2010, said Register's Office.

EXHIBIT "B"

PERMITTED TITLE EXCEPTIONS

1. Metropolitan Nashville and Davidson County Taxes for 2011 and subsequent years, not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 7900, page 609, in the Register's Office for Davidson County, Tennessee.

3. Title to that portion of the premises, if any, embraced within the charter right-of-way of CSX Railroad Railroad.

4. Easements to Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Book 4255, page 490, said Register's Office.

5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Book 5368, page 988, said Register's Office. (Tract No. II)

6. Exception to Easement of record in Book 5337, page 600, said Register's Office. (Tract No. II)

7. Easement to Davidson County of record in Book 3429, page 88, said Register's Office. (Tract No. II)

8. Easement for ingress and egress of record in Book 3308, page 19, said Register's Office. (Tract No. II)

9. Deed of Declaration of record in Book 9116, page 593, said Register's Office.

10. Reciprocal Ingress, Egress and Parking Easement Agreement appearing as Instrument No. 20010802-0082479, Register's Office for Davidson County, Tennessee as amended in Amendment to Reciprocal Ingress, Egress and Parking Easement Agreement appearing as Instrument No. 20010802-0082480, said Register's Office.

11. Reciprocal Easement Agreement between MRW Retail Joint Venture and Lebberes Realty Corp. recorded as Instrument No. 20040922-0114044, said Register's Office.