This Instrument Was Prepared By:

Baker, Donelson, Bearman,
Caldwell & Berkowitz, PC
211 Commerce Street, Suite 800
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
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20110630-0050248

SPECIAL WARRANTY DEED

FROM: **FIRST TENNESSEE BANK, NATIONAL ASSOCIATION,** as Grantor

TO: **NORMANDY II GENERAL PARTNERSHIP,** as Grantee

Address New Owner as follows:	*Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes*	*Map/Parcel Numbers*
Normandy II General Partnership 231 East Iris Drive Nashville, TN. 37204 Attention: William R. Hostettler	New Owner	164-193.00 164-196.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00.

Affiant

Subscribed and sworn to before me, this the 30 day of June, 2011.

MARK E. MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 8, 2013

Notary Public

My Commission Expires: _____

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, **FIRST TENNESSEE BANK, NATIONAL ASSOCIATION**, a national banking association (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **NORMANDY II GENERAL PARTNERSHIP**, a Tennessee general partnership, (hereinafter referred to as the "Grantee"), in fee simple, certain real property located in Davidson County, Tennessee, which real property is more particularly described in **Exhibit A** attached hereto (the "Property"), together with all right, title and interest of Grantor, if any, in and to any easements and rights-of-way adjoining, abutting, or benefitting the Property, and appurtenances, hereditaments, estate, title and interest, if any, appertaining thereto.

TO HAVE AND TO HOLD, the Property to Grantee, its successors and assigns, in fee simple forever; subject, however, to the matters set forth on **Exhibit B** attached hereto and made a part hereof by this reference and the terms and conditions of this Special Warranty Deed.

Grantor covenants that Grantor is lawfully seized and possessed of the Property; that the Grantor has full power and lawful authority to sell and convey the Property; and, except for the matters set forth in **Exhibit B** hereto, Grantor will forever warrant and defend title to the Property against all persons lawfully claiming the same from, through or under Grantor, but not otherwise.

Whenever in this instrument the terms Grantor and Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender, and the singular number will include the plural, all as the context may require.

{REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE FOLLOWS}

30th **IN WITNESS WHEREOF**, Grantor has executed this Special Warranty Deed as of the day of June, 2011.

FIRST TENNESSEE BANK, NATIONAL ASSOCIATION, a national banking association

By: Robert L. Goodall
Printed Name: Robt L. Goodall
Title: V.P.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Robert L. Goodall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of **First Tennessee Bank, National Association**, the within named bargainor, a national banking association, and that he as such Vice President, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the national banking association as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 28 day of June, 2011.

Name: Dana Page
Notary Public

[SEAL]

My Commission Expires: 03/03/15

DANA PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

Exhibit A
to Special Warranty Deed

{Property Legal Description}

The following real estate situated and located in Davidson County, Tennessee, to-wit:

Parcel I:

Land in the 2nd Civil District of Davidson County, Tennessee and described according to a survey by MEC, Inc., as follows:

Beginning at an iron rod in the southerly margin of Mt. View Road, said point being the northeast corner of the Tytle Bryant property as recorded in Book 4548, Page 943, Register's Office of Davidson County, Tennessee;

Thence, along said margin of Mt. View Road, North 60° 57' 04" East a distance of 752.88 feet to the westerly margin of Hamilton Church Road;

Thence, with said margin and along a curve to the right an arc distance of 158.59 feet, said curve having a radius of 1485.95 feet, a chord direction of South 60° 50' 22" East and a chord length of 158.51 feet;

Thence, along a curve to the right an arc distance of 162.54 feet, said curve having a radius of 2647.64 feet, a chord direction of South 56° 01' 24" East and a chord length of 162.51 feet;

Thence, South 54° 15' 53" East a distance of 400.76 feet to a new iron rod;

Thence, along the westerly line of Patricia Ann Moss as recorded in Book 8963 Page 924 Register's Office of Davidson County, Tennessee;

Thence, South 16° 03' 16" West a distance of 1422.02 feet to an old iron rod;

Thence, along the northerly line of Dennis Britt as recorded in Book 4221, Page 392, Register's Office of Davidson County, Tennessee;

Thence, North 81° 37' 37" West a distance of 180.79 feet to an old iron rod;

Thence, along Britts westerly line, South 08° 32' 38" West a distance of 2720.85 feet to a new iron rod in the northerly margin of Pin Hook Road;

Thence, along said margin, North 81°53'18" West a distance of 474.49 feet to a new iron rod; thence, along the easterly lines of M. B. Kelly as recorded in Book 4846, Page 713 and Stephen D. Piper as recorded in Book 6977, Page 432, Register's Office of Davidson County, Tennessee;

Thence, North 08° 32' 41" East a distance of 1067.87 feet to an old iron rod;

Thence, along the lines of Dennis Britt as recorded in Book 9812, Page 837, Register's Office of Davidson County, Tennessee; Thence, North 08° 06' 15" East a distance of 638.24 feet to an old iron rod;

Thence, North 80° 45' 42" West a distance of 1211.42 feet to an old iron rod;

Thence, along the easterly line of Faith Hope Love Fellowship Church as recorded in Book 11570, Page 965, Register's Office of Davidson County, Tennessee;

Thence, North 07° 26' 26" East a distance of 868.60 feet to a new iron rod;

Thence, along the easterly line of Albert M. Bender as recorded in Book 5326, Page 815, Register's Office of Davidson County, Tennessee;

Thence, North 06° 41' 24" East a distance of 153.11 feet to an old iron rod; thence, along the easterly line of Charles E. Craig, Sr. as recorded in Book 9253, Page 783, Register's Office of Davidson County, Tennessee;

Thence North 05° 45' 40" East a distance of 431.27 feet to an old iron rod; thence, along the southerly line of the aforementioned Tytle Bryant, South 82° 43' 49" East, a distance of 866.92 feet to an old iron rod;

Thence, along Bryant's easterly line, North 07° 27' 59" East a distance of 792.09 feet to the point of Beginning.

Less and Except all property within: SECTION ONE, FAWN CROSSING (FORMERLY MOSS) "CLUSTER LOT SUBDIVISION", as shown on plat of record in Instrument No. 20070911-0108856 with Certificate of Correction recorded at Instrument No. 20070917-011148, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said platted property.

Parcel I above being the same property conveyed to First Tennessee Bank, National Association, a national banking association, by Substitute Trustee's Deed from K. David Waddell, Substitute Trustee, and recorded as Instrument No. 20100624-0049552, the Register's Office for Davidson County, Tennessee;

Parcel II:

Land in the 2nd Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod found in the southerly right of way of Mt. View Road, said rod being the northwest corner of the Carol Driver property as recorded in book 20020822 Page 101738, R.O.D.C., TN; and the northeast corner of the herein described property;

Thence, Along Driver's westerly line, South 01° 33' 30" West, a distance of 90.80 feet to an iron rod found, said rod being the southwest corner of the Driver property and the northwest corner of the Global Development, Inc. property as recorded in Book 20030414, Page 49117, R.O.D.C., TN;

Thence, along Global Development's westerly line, South 05° 45' 40" West, a distance of 163.19 feet to an iron rod set in the westerly line of Global Development, Inc.,

Thence, crossing the Charles E. Craig property of record in Book 9253, Page 783, R.O.D.C., TN, North 34° 17' 10" West, a distance of 197.92 feet to an iron rod set in southerly right of way of Mt. View Road;

Thence, along the southerly right of way of Mt. View Road, North 55° 29' 39" East, a distance of 158.17 feet to the point of beginning.

Parcel II above being the same property conveyed to First Tennessee Bank, National Association, by Trustee's Quitclaim Deed from Jeanne Ann Burton, Chapter 7 Trustee for Global Construction, Inc., Case No.309- 12168-KL-7, U.S. Bankruptcy District Court for the Middle District of Tennessee, and recorded as Instrument No. 20110628-0049202, in aforesaid Register's Office.

Exhibit B
to Special Warranty Deed

{Permitted Exceptions}

1. Taxes and assessments, special or general, for 2011 and subsequent years not yet due and payable; such 2011 taxes being prorated as of the date hereof between Grantor and Grantee.

2. All matters and terms and conditions of that Stormwater Detention Agreement of record in Instrument No. 20051005-0119710, in the aforesaid Register's Office.

3. All matters and terms and conditions of that Agreement for Dedication of Easement for Public Right of Way of record in Instrument No. 20060830-0107233, in the aforesaid Register's Office.

4. All matters and terms and conditions of that Agreement for Dedication of Easement for Sanitary Sewers, Temporary Construction, and Appurtenances of record in Instrument No. 20090901-0081883, in the aforesaid Register's Office.

5. Easement for the flow of waters of the Savage Branch, and the rights of the public therein.

6. Rights of upper and lower riparian owners to the flow of waters of the Savage Branch, free from diminution or pollution.

7. All state of facts and matters as disclosed and discoverable by current inspections of the Property, including as set forth in or identified upon that certain ALTA / ASCM Land Survey of Remaining Portion of Property Referred To As "Fawn Crossing" prepared by MEC, Inc., 2123 Antioch Pike, Antioch, Tennessee 37013 (mailing address: P.O. Box 17465, Nashville, Tennessee 37217), surveyor Joseph C. McConnell, President, RLS No. 922, dated June 27, 2011 (last revised June 30, 2011).