This Instrument Prepared By:

Wayne Harris
Net Lease Alliance, LLC
3841 Green Hills Village Drive, Suite 410
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110044763 DEEDWARR
Recvd: 07/25/11 11:09 5 pgs
Fees:28.00 Taxes:5365.00
20110725-0056682

Name/Address New Owner:	Send Tax Bills to:	Tax Map/Parcel Nos.:
BTS Charlotte Pike, LLC P.O. Box 1260 Ridgeland, MS 39158	BTS Charlotte Pike, LLC P.O. Box 1260 Ridgeland, MS 39158	Map No.: 103-01-0 Parcel No.: 011.01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **OLLIE OZDEN**, an individual (the "Grantor"), has bargained and sold, and hereby transfers and conveys to **BTS CHARLOTTE PIKE, LLC**, a Mississippi limited liability company (the "Grantee") and its successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereunto belonging, to Grantee, its successors and assigns, forever.

Said property is conveyed subject only to the matters set forth on Exhibit B attached hereto and incorporated herein by this reference.

GRANTOR COVENANTS that, subject to the matters set forth on Exhibit B, Grantor is lawfully seized and possessed of said real property in fee simple, has good right to convey it, and that the same is unencumbered. Grantor further covenants and binds itself and its successors and assigns against the lawful claims of all persons whomsoever except claims arising out of the matters set forth on Exhibit B.

[EXECUTION PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this the 21 day of July, 2011.

GRANTOR:

Ollie Ozden

Ollie Ozden

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ollie Ozden, who is known to me, and who acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily.

Given under my hand and seal of office this the 21st day of July, 2011.



SR Carter
NOTARY PUBLIC

My Commission Expires: 6/16/13

STATE OF Tennessee)
)
COUNTY OF Williamson)

The actual consideration for this transfer or value of the property transferred (whichever is greater) is $1,450,000.00.

Print Name: Stuart Jones

Sworn to and subscribed before me,
this 21 day of July, 2011.

S R Carter
NOTARY PUBLIC

My commission expires: 6/16/13

S. R. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Legal Description

BEGINNING at a new mag nail new set in concrete in the northern right of way line of Charlotte Pike, common corner with Dale S. Watson, Trustee, Quit Claim Deed Instrument Number 20101006-0080031, Lot A, a Resubdivision of Lots 1-4 on the Plan of Westboro Subdivision, Map Book 3106 Page 152, recorded in the Davidson County Register of Deeds, said nail being located South 44 degrees 57 minutes 17 seconds West 282.55 feet from a concrete monument existing marking the southeast corner of Lot B and South 44 degrees 57 minutes 17 seconds West 282.55 feet from the point of intersection of the northern right of way line of Charlotte Pike and the southwestern right of way line of Westboro Road;

Thence with the northern right of way of Charlotte Pike South 44 Degrees 57 Minutes 17 Seconds West 256.22 feet to an iron rod new with Gresham Smith and Partners (GS&P) plastic cap marking the beginning of the eastern right of way of American Road;

Thence the following two calls and distances with said right of way:

1. Beginning point of a curve to the Right having a radius of 25.00 feet, thence Right along said curve for an arc length of 39.45 feet, said curve having a chord bearing of North 89 Degrees 46 Minutes 08 Seconds West 35.48 feet to a ½" diameter iron rod new with GS&P cap;

2. Beginning point of a curve to the Right having a radius of 620.50 feet, thence Right along said curve for an arc length of 180.07 feet, said curve having a chord bearing of North 36 Degrees 21 Minutes 01 Seconds West 179.44 feet to a mag nail existing common corner with Eddie L. Porter, Jr. Deed Book 11114 page 201, Lot 2, A Resubdivision of Charlotte Park Commercial Area Section 1, A Resubdivision of Charlotte Park Commercial Area Section 3, A Resubdivision of Charlotte Park Commercial Area Section 4, Map Book 8250 Page 809 recorded in the Davidson County Register of Deeds;

Thence with said line North 44 Degrees 55 Minutes 58 Seconds East 221.86 feet to a ½" diameter iron rod new with GS&P cap in the line of Dale S. Watson, Trustee, Quit Claim Deed Instrument Number 20101006-0080031, Lot A, a Resubdivision of Lots 1-4 on the Plan of Westboro Subdivision, Map Book 3106 Page 152, recorded in the Davidson County Register of Deeds;

Thence with said line South 54 Degrees 04 Minutes 24 Seconds East 205.21 feet to the point of **BEGINNING.**

Said lot containing 51,954 Square Feet or 1.19 Acres more or less.

Source of North per Tennessee Grid North, GPS-GEIOD 2003 (NAD 83).

Being the same property conveyed to Ollie Ozden by deed from T. C. Summers, Inc., a Tennessee corporation of record in Book 11114, page 193, in the Register's Office for Davidson County, Tennessee, dated September 15, 1998.

EXHIBIT B

Permitted Encumbrances

1. Taxes for the year 2011 and subsequent years, not yet due and payable.

2. Agreement with City of Nashville recorded in Book 2593, page 566, in the Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 4014, page 652, in the Register's Office for Davidson County, Tennessee.