BILL GARRETT, Davidson County
Trans:T20110050036 DEEDWARRSP
Recvd: 08/15/11 15:56 2 pgs
Fees:13.00 Taxes:7030.00
20110815-0062936

Map & Parcels:
093-14-0-226.00 & 230.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$1,900,000.00**.

Affiant

Subscribed and sworn to before me this the 12th day of August, 2011.

My Commission Expires: _____

Notary Public

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

THIS INSTRUMENT PREPARED BY:
WEISS & WEISS, ATTORNEYS AT LAW
1900 CHURCH STREET, STE. 301, NASHVILLE, TENNESSEE 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:
VOORHEES INVESTORS, LLC
5250 Virginia Way, Suite 100
Brentwood, TN 37027

SEND TAX BILLS TO:
"NEW OWNER"

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **THE FIRST NATIONAL BANK OF MOUNT DORA, AS TRUSTEE OF THE MARITAL TRUST UNDER THE WILL OF WILLIAM S. VOORHEES**, hereinafter called the **"Grantor"**, has bargained and sold, and by these presents does transfer and convey unto **VOORHEES INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the **"Grantee"**, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 47-58 on the Map of Ewing, Wetmore and Others' Addition of record in Book 14, Pages 202 and 203 at the Register's Office for Davidson County, Tennessee and being more particularly described according to an ALTA/ALTM Land Title Survey, by R. Scot Cherry, Tennessee Registered Land Surveyor No. 1512, dated June 8, 2011, as follows:

Beginning at a PK nail set at the intersection of the easterly right-of-way line of Eighth Avenue South, 66 feet in width, and the northerly right-of-way line of Alley Number 196, 10 feet in width;

Thence with the easterly right-of-way line of Eighth Avenue South, North 01 deg 52 min 07 sec West, 129.52 feet to a PK nail set at the intersection with the southerly right-of-way line of Fogg Street, 40 feet in width;

Thence with the southerly right-of-way line of Fogg Street, North 88 deg 02 min 24 sec East, 399.45 feet to a PK nail set at the intersection with the westerly right-of-way line of Seventh Avenue South;

Thence with the westerly right-of-way line of Seventh Avenue South, South 01 deg 57 min 14 sec East, 131.31 feet to a PK nail set on the northerly right-of-way line of Alley Number 196, width varies;

Thence with the northerly right-of-way line of Alley Number 196, South 88 deg 17 min 46 sec West, 399.65 feet to the point of beginning; containing 52,108 square feet or 1.196 acres more or less.

Being the same property conveyed to The First National Bank of Mount Dora, as Trustee of the Marital Trust under the will of William S. Voorhees, and not further or otherwise, its successors and assigns, with full power to convey, sell, mortgage, lease or otherwise transfer or encumber without the joinder or consent of any beneficiary, by Trustee's Quitclaim Deed from SunTrust Banks, Inc., as Trustee of the Marital Trust under the will of William S. Voorhees, of record in Instrument No. 20110307-0018145, Register's Office for Davidson County, Tennessee.

Grantor covenants and binds itself, its representatives, successors and assigns, to warrant specifically and forever defend the title to the said real estate to Grantee, its successors and/or assigns, against the lawful claims of all persons claiming under the Grantor.

Subject property being **improved** property located at **700 8th Avenue South and 701 7th Avenue South, Nashville, Davidson County, Tennessee 37203.**

IN WITNESS WHEREOF, the Grantors has caused its name to be affixed hereto, by its duly authorized officer, on this 8th day of August, 2011.

The First National Bank of Mount Dora,
As Trustee of the Marital Trust under the
Will of William S. Voorhees

By: Karen L. Lee Fatt

Karen L. Lee Fatt, Vice President & Trust Officer

STATE OF FLORIDA)
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **KAREN L. LEE FATT**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon her oath, acknowledge herself to be the VICE PRESIDENT & TRUST OFFICER of **THE FIRST NATIONAL BANK OF MOUNT DORA, AS TRUSTEE OF THE MARITAL TRUST UNDER THE WILL OF WILLIAM S. VOORHEES**, the within named bargainor, and that she as such Vice President & Trust Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of The First National Bank of Mount Dora, by herself, as such officer.

Witness my hand and official seal at Mount Dora, Florida, this 8th day of August, 2011.

My Commission Expires:

ANN G. TALLMAN
MY COMMISSION # DD 939303
EXPIRES: November 27, 2013
Bonded Thru Notary Public Underwriters

Ann G. Tallman
Notary Public