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:T20110061288 DEEDWARR
Recvd: 10/03/11 11:16 5 pgs
Fees:28.00 Taxes:4070.00
20111003-0076355

Name/Address New Owner:	Send Tax Bills to:	Parcel ID No.:
BTS Melrose, LLC P.O. Box 1260 Ridgeland, MS 39158	BTS Melrose, LLC P.O. Box 1260 Ridgeland, MS 39158	118 02 0 196.00

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, **BOBBY R. DEAL, a/k/a BOBBY J. DEAL**, an individual (the "Grantor"), has bargained and sold, and hereby transfers and conveys to **BTS MELROSE, 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]

28 IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this the 28 day of September, 2011.

GRANTOR:

Bobby R. Deal

Bobby R. Deal a/k/a Bobby J. Deal

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me Bobby R. Deal, a/k/a Bobby J. Deal, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged that he executed the same as his free act and deed.

Witness my hand, at office, this 27th day of September, 2011.

ROBERT F. SPANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-20-14

STATE OF Tenn)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of the property transferred (whichever is greater) is $1,100,000.00.

Bobby R. Deal
Print Name: Bobby R. Deal

Sworn to and subscribed before me,
this 27th day of September, 2011.

NOTARY PUBLIC

ROBERT F. SPANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires: 5-20-14

EXHIBIT A

Legal Description

Being a parcel of land situated in Davidson County, Tennessee, and being Lot 25 and part of lot 24 of George I. Waddey's Subdivision of Westwood as of record in Plat Book 332, Page 99 and being more particularly described according to a survey of Gresham Smith and Partners, Kenneth D. Church, RLS No. 1004, dated August 11, 2011.

Beginning at a rail road spike new marking the point of intersection of the East right of way line of Franklin Pike and the North right of way line of Biloxi Avenue; thence with the East right of way line of Franklin Pike North 17 degrees 34 minutes 53 seconds West 100.00 feet to a rail road spike new common corner with HNP Properties Deed instrument number 20070112-0005462 recorded in the Register of Deeds Davidson County (RODC);

Thence with said line the following five (5) calls and distances:

1. North 75 degrees 15 minutes 18 seconds East 76.74 feet to a ½ inch iron rod new with Gresham Smith and Partners (GS&P) Plastic Cap;

2. South 14 degrees 44 minutes 42 seconds East 0.80 feet to a ½ inch iron rod new with Gresham Smith and Partners (GS&P) Plastic Cap;

3. North 75 degrees 15 minutes 18 seconds East 17.70 feet to a cross mark new in concrete;

4. South 14 degrees 44 minutes 42 seconds East 9.20 feet to a cross mark new in concrete;

5. North 75 degrees 15 minutes 18 seconds East 74.25 feet to a cross mark new in concrete in the West right of way of a 15 foot alley;

Thence with said alley South 14 degrees 42 minutes 50 seconds East 89.95 feet to a ½ inch iron rod new with Gresham Smith and Partners (GS&P) Plastic Cap in the North right of way line of Biloxi Avenue;

Thence with said right of way South 75 degrees 16 minutes 48 seconds West 163.69 feet to the point of beginning; said parcel containing 15,848.38 square feet more or less or 0.36 acre more or less.

Being the same property described in Quitclaim Deed from Bobby R. Deal, a/k/a Bobby J. Deal to BTS Melrose, LLC, a Mississippi limited liability company, of record as Instrument Number 20111003-0076354, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

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

2. Perpetual Easement of record in Book 6114, Page 900, in the Registers Office of Davidson County, Tennessee.