This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P11-0525-D

BILL GARRETT, Davidson County
Trans:T20110062912 DEEDWARR
Recvd: 10/10/11 08:44 3 pgs
Fees:18.00 Taxes:888.00
20111010-0078412

WARRANTY DEED

Address of New Owners:
Campbell & Campbell, LLC
c/o Mimms, LLC
1900 Warner Street, Nashville TN 37203

Send Tax Bills To:
NEW OWNER

For and consideration of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Virginia C. Smith, unmarried,

hereinafter called the "Grantor", have bargained and sold, and by these presents do transfer and convey unto

Campbell & Campbell, LLC, a Tennessee Limited Liability Company, and Mimms, LLC, a Tennessee Limited Liability Company, as tenants in common,

hereinafter called the "Grantees", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lying and being in 35th Councilmanic District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod (new) in the Northerly margin of River Road Pike, said iron rod being the Southwest corner of Cynthia Smith McKenzie (Book 9356, Page 546, RODC, TN) and the Southeast corner of the herein described tract; thence with margin of River Road Pike and a curve to the left having a radius of 757.26 feet, an arc length of 162.10 feet, a chord bearing of North 83 degrees 37 minutes 56 seconds West 161.79 feet to an iron rod (new), said point being the Southeast corner of Tract No. 3 and the Southwest corner of the herein described tract; thence leaving said road with the Easterly lines of Tract No. 3 North 01 degree 48 minutes 44 seconds West 495.00 feet to an iron rod (new); thence South 87 degrees 59 minutes 46 seconds West 335.00 feet to an iron rod (new); thence North 49 degrees 20 minutes 49 seconds West 558.00 feet to an iron rod (new); thence North 19 degrees 17 minutes 51 seconds West 1,015.29 feet to an iron rod (new) in the Southerly line of Tract No. 4 and the Northwest corner of the herein described tract; thence with the Southerly lines of Tract No. 4 North 48 degrees 03 minutes 54 seconds East 416.84 feet to an iron rod (old); thence North 70 degrees 53 minutes 52 seconds East 324.22 feet to an iron rod (old); thence North 44 degrees 14 minutes 17 seconds East 1,087.79 feet to an iron rod (new) at a fence intersection in the Westerly line of Albert N. Ganier and Mary McGraft, (Instrument # 20040602-0064458 RODC, TN); thence with Ganier and a fence line South 17 degrees 30 minutes 27 seconds East 818.00 feet to an iron rod (new) in fence line; thence South 03 degrees 17 minutes 37 seconds West 359.00 feet to an iron rod (new) at a fence intersection; thence continuing with said fence South 42 degrees 00 minutes 22 seconds East 271.00 feet to a fence intersection; thence South 60 degrees 51 minutes 44 seconds East 153.14 feet to an iron rod (new) in fence; thence South 43 degrees 38 minutes 57 seconds East 165.78 feet to a point in fence; thence South 17 degrees 22 minutes 57 seconds East 279.00 feet to a point in fence; thence with the Westerly line of Tract No. 1 South 07 degrees 57 minutes 53 seconds West 432.09 feet to an iron rod (new) in the Northerly line of McKenzie; thence North 78 degrees 09 minutes 07 seconds West 213.50 feet to an iron rod (old), the Northwest corner of McKenzie; thence with the West line of McKenzie South 11 degrees 50 minutes 51 seconds West 710.00 feet to an iron rod (old); thence South 32 degrees 57 minutes 29 seconds West 121.02 feet to the point of beginning and containing 64.53 acres more or less.

Included in the above-described property but excluded from this conveyance is the following property:

Being a tract of land lying in the 35th District of Davidson County, Nashville, Tennessee, being a portion of Tract 2 according to a survey by Kenneth W. Morton, dated March 11, 2006. Bounded on the south by the northern Right of Way (ROW) of River Road Pike (ROW varies);

bounded on the west by remaining lands of Virginia C. Smith as recorded in Instrument Number 200710290127307, Register's Office of Davidson County (RODC); bounded on the north by Mary G. McGrath and Albert F. Ganier, III, as recorded in Instrument Number 200406020064458, RODC; and bounded on the east by Virginia C. Smith, as recorded in Instrument Number 200710290127306, RODC, and by Cynthia Smith McKenzie, as recorded in Book 9356, Page 546, RODC. Tract being more particularly described as follows:

POINT OF BEGINNING being a set iron rod with cap lying on said northern ROW of River Road Pike and being the common corner of said Virginia C. Smith as recorded in Instrument Number 200710290127307 and McKenzie; thence along said ROW of River Road Pike on a curve to the left having a length of 21.77 feet, a radius of 757.26 feet, an interior angle of 1°38'51", a tangent of 10.89 feet, and having a chord bearing and distance of North 75°05'57" West 21.77 feet to a set iron rod with cap, being 140.3 feet from a found iron rod with "RLS 623" cap; thence along a severance line with the following: North 38°10'57" East 125.90 feet to a set iron rod with cap; thence North 17°03'16" East 707.03 feet to a set iron rod with cap; thence North 3°25'39" East 831.65 feet to a set iron rod with cap; thence along the common line of said Virginia C. Smith as recorded in Instrument Number 200710290127307 and McGrath with the following: South 55°43'29" East 133.80 feet to a found ½" iron rod; thence South 38°38'25" East 165.88 feet to a found nail in 60" oak tree; thence South 11°35'43" East 279.00 feet to a set iron rod with cap; thence along the common line of said Virginia C. Smith as recorded in Instrument Number 200710290127307 and said Virginia C. Smith as recorded in Instrument Number 200710290127306 South 12°56'51" West 432.09 feet to a set iron rod with cap; thence along the common line of said Virginia C. Smith as recorded in Instrument Number 200710290127307 and McKenzie with the following: North 72°45'38" West 213.61 feet to a found ¾" iron rod; thence South 17°03'16" West 710.76 feet to a set iron rod with cap; thence South 38°10'57" West 121.02 feet to the point of beginning, containing 217,800 square feet or 5.00 acres, more or less, according to a survey by to a survey by Robert M. Searson, TRLS # 1666, September 29, 2011. Bearings based on the Tennessee State Plane Coordinate System.

Being part of the same property conveyed to Virginia C. Smith, by Personal Representatives Deed from Mildred C. Counter and Virginia C. Smith as Co-Personal Rep. For the Estate of Margaret V. O'Brien, dated October 2, 2007, and of record as Instrument No. 20071029-0127307, in the Register's Office of Davidson County, Tennessee.

This is (X) Unimproved ( ) Improved property known as 64.53 acres River Road Pike, Nashville, TN 37029

THIS CONVEYANCE IS SUBJECT TO: 2011 Taxes, which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this the 5th day of October, 2011.

Virginia C. Smith

Virginia C. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia C. Smith, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 5th day of October, 2011.

Notary Public

AL FRAZIER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/3/2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of October, 2011.

Notary Public

AL FRAZIER
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/3/2014

Map: 101 000
Parcel: 01300