BILL GARRETT, Davidson County
Trans:T20110066113 DEEDWARRSP
Recvd: 10/21/11 15:39 5 pgs
Fees:28.00 Taxes:12025.00
20111021-0082195

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Park 25 LLC 265 18th. Street, Suite 2200 Atlanta, GA 30363 Attn: Richard Munger	Same	Map 92-15 Parcels 43, 57 and 58

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **ATHLON SPORTS COMMUNICATIONS, INC.**, a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **PARK 25 LLC**, an Ohio ~~Tennessee~~ limited liability company ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein.

The source of this description is the prior deed.

This is property known as 220 25th Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B).

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the __ day of October, 2011.

ATHLON SPORTS COMMUNICATIONS, INC.
a Tennessee corporation

By:_____
Its: CAO

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Stephen Duggan, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the CEO of ATHLON SPORTS COMMUNICATIONS, INC., a Tennessee corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 20 day of October, 2011.

Katherine E Bentley
Notary Public

My Commission Expires: March 4, 2013



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $3,250,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of October, 2011.

Notary Public

My Commission Expires:

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

EXHIBIT A

[Legal Description]

Tract One

Land in Davidson County, Tennessee, being Lots Nos. 8, 9, 10 and 11 on the Plan of Mrs. Louise E. Yandall's Subdivision of part of the Elliston property, as of record in Book 57, page 72, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 8, 9, 10 and 11 adjoin and front 50 feet each on the easterly side of 25th Avenue North, Formerly Fair Ground Avenue, East and run back between parallel lines 155 feet to an alley, Lot No. 11 running back with the southerly margin of Brandau Place.

Tract Two

Land in Davidson County, Tennessee, being the northerly 20 feet of Lot No. 19 and all of Lots Nos. 20 and 21 on the Map of Josephine E. Farrell and husband, Norman Farrell, Sr. Subdivision and re-subdivision of part of Elliston Addition to Nashville, as of record in Book 332, page 159, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 19, all of Lots Nos. 20 and 21 front together 120 feet on the westerly side of Reidhurst, formerly Carlyle Avenue and run back between parallel lines 110 feet to an alley.

Being the same property conveyed to ATHLON SPORTS COMMUNICATIONS, INC., a Tennessee corporation, by deed of record as Instrument No. 20010531-0056459, dated May 30, 2001, said Register's Office.

EXHIBIT B

[Permitted Exceptions]

1. Taxes for 2012, a lien which is not yet due and payable.
(Map 92-15 Parcels 43, 57 and 58)

2. Matters shown on Plan of record in Book 57, Page 72 and Book 332, Page 159, Register's Office for Davidson County, Tennessee.