BILL GARRETT, Davidson County
Trans:T20110082699 DEEDWARRSP
Recvd: 12/30/11 10:00 4 pgs
Fees:23.00 Taxes:2523.40
20111230-0102117

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)
Richland South LLC 409 Hope Avenue Franklin, TN 37067 Attn: Hassan Mousavi	Same	Map 034-09-0 Parcels 174 and 182

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, **BANK OF AMERICA, N.A. TRUSTEE OF THE CAROL M. GATTON IRREVOCABLE TRUST UNDER AGREEMENT DATED FEBRUARY 26, 2009** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **RICHLAND SOUTH LLC, a Tennessee limited liability company** ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

TRACT 1

Land in Davidson County, Tennessee, being Lot No. 7-B on the Plan of the Resubdivision of Lots 7A and 7B of Rivergate Station, Section 3, of record in Plat Book 8250, Page 347, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

TRACT 2

Land in Davidson County, Tennessee, being Lot No. 4B on the Plan of the Resubdivision of Lot 4 of Rivergate Station, Section Two, Phase Five, of record in Plat Book 8250, Page 418, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bank of America N.A., Trustee of the C.M. Gatton Grantor Retained Annuity Trust # 1 Under Agreement dated February 26, 2009 by deed from C. M. Gatton, Trust, of record at Instrument No. 20110222-0014305, in the Register's Office for Davidson County, Tennessee, dated February 18, 2011 and further conveyed from Bank of America N.A., Trustee of

the C.M. Gatton Grantor Retained Annuity Trust # 1 Under Agreement dated February 26, 2009 to Bank of America, N.A., Trustee of the Carol M. Gatton Irrevocable Trust Under Agreement Dated February 26, 2009 by Quitclaim Deed dated of record at Instrument No. 20111230-0102116, in the Register's Office for Davidson County, Tennessee.

The source of this description is the prior deed.

This is improved property known as 1535 and 1537 Gallatin Pike, Madison, TN 37115.

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.

SAID PROPERTY IS CONVEYED IN ITS "AS-IS, WHERE IS WITH ALL FAULTS" CONDITION WITH NO WARRANTIES EITHER IMPLIED OR EXPRESS EXCEPT WARRANTY OF TITLE. NO PERSONAL PROPERTY IS BEING CONVEYED WITH THIS TRANSFER.

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 A).

IN WITNESS WHEREOF, Grantor executed this instrument on this 28th day of December, 2011.

BANK OF AMERICA, N.A. TRUSTEE OF THE CAROL M. GATTON IRREVOCABLE TRUST UNDER AGREEMENT DATED FEBRUARY 26, 2009

By: _____

Its: Managing Director

STATE OF VIRGINIA)

CITY OF ROANOKE)

Personally appeared before me, Cynthia M. Jordan, a Notary Public, David L. Yarter, 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 Managing Director of BANK OF AMERICA, N.A. TRUSTEE OF THE CAROL M. GATTON IRREVOCABLE TRUST UNDER AGREEMENT DATED FEBRUARY 26, 2009, a national association, and is authorized by the Trust to execute this instrument on behalf of the Trust.

WITNESS my hand, at office, this 28th day of December, 2011.

Cynthia M. Jordan
Notary Public

My Commission Expires: December 31, 2012

CYNTHIA M. JORDAN
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES DEC. 31, 2012
COMMISSION # 293406

STATE OF VIRGINIA)

CITY OF ROANOKE)

The actual consideration or value (whichever is greater) for this transfer is $682,000.00.

, Managing Director
Affiant

Subscribed and sworn to before me, this 28th day of December, 2011.

Cynthia M. Jordan
Notary Public

My Commission Expires: December 31, 2012

CYNTHIA M. JORDAN
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES DEC. 31, 2012
COMMISSION # 293406

EXHIBIT A

1. Taxes for the year 2011 a lien, due and payable, but not delinquent.

2. Declaration of Covenants, Conditions and Restrictions, of record in Book 7480, Page 965, as amended by First Amendment recorded in Book 7537, page 359, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

3. Declaration of Permanent Building Restriction of record in Book 7993, Page 619, as re-recorded in Book 7997, page 774, in the Register's Office for Davidson County, Tennessee.

4. Restrictions of record in Book 8100, Page 76, in the Register's Office for DavidsonCounty, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. Deed of Dedication to Madison Suburban Utility District, of record in Book 8231, Page 373, in the Register's Office for Davidson County, Tennessee.

6. Water and Sewerage Services by Deed of Conveyance of record in Book 8486, Page 379, in the Register's Office for Davidson County, Tennessee.

7. Subject to all matters shown on the Plan of record in Plat Book 8250, Page 347, Register's Office for Davidson County, Tennessee.

8. Subject to all matters shown on the Plan of record in Plat Book 8250, Page 418, Register's Office for Davidson County, Tennessee.

9. Deed of Easement and Covenant Agreement of record in Book 7537, Page 380, in the Register's Office for Davidson County, Tennessee.

10. Easement for Water Lines granted to Madison Suburban Utility District of record in Book 8316, Page 451, in the Register's Office for Davidson County, Tennessee.

11. Declaration of Use Restrictions recorded in Book 8431, page 12, Register's Office for Davidson County, Tennessee.