THIS INSTRUMENT PREPARED BY:	PROPERTY OWNER:	PROPERTY ADDRESS:	MAIL TAX BILLS TO:	MAP:
Eric M. Bowen 153 Treeline Park, Suite 300 San Antonio, TX 78209	Jeremiah Faith Land Trust William T. Chapman, IV, Trustee 3817 Bedford Avenue, Suite 140 Nashville, Tennessee 37215	River Road Pike Lot # 641.63+-, Davidson County, TN	Owner	77 GROUP: 77 PARCEL: $10-15000

BILL GARRETT, Davidson County
Trans:T20120007977 DEEDWARRSP
Recvd: 02/02/12 09:36 7 pgs
Fees:38.00 Taxes:5550.00
20120202-0009389

27.00

SPECIAL WARRANTY DEED

IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **IRONWOOD PARTNERS, LTD.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey a fifty percent (50%) undivided interest unto William T. Chapman, IV, as Trustee of the Jeremiah Faith Land Trust, hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT A

This is unimproved property containing 641.63 acres ±, River Road, Nashville, TN 37209. This is a portion of the property conveyed to Grantor in previous deed of record. of record in Instrument NO. _____, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it and the same is unencumbered except for the following:

(A) Real property taxes for 2012, a lien, but not yet due and payable.

(B) Restrictive covenant set forth in Special Warranty Deed of record in Book 9824, Page 844, Register's Office for Davidson County, Tennessee.

(C) Recorded easements, deed restrictions, zoning restrictions and setback lines, if any.

Grantor does further covenant and bind its successors and representatives, that (1) the Grantor has done nothing to impair such title as Grantor received; and, (2) the Grantor will only warrant and defend the title against the lawful claims of all persons claiming by or through the Grantor, but not otherwise. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THIS CONVEYANCE IS AN ARM'S-LENGTH AGREEMENT BETWEEN GRANTOR AND GRANTEE. THE CONSIDERATION PAID WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS, DISCLOSURES, OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT THOSE IN THIS DEED.

GRANTEE IS NOT RELYING ON ANY REPRESENTATIONS, DISCLOSURES, OR EXPRESS OR IMPLIED WARRANTIES OTHER THAN THOSE EXPRESSLY CONTAINED IN THIS DEED. GRANTEE IS NOT RELYING ON ANY INFORMATION REGARDING THE PROPERTY PROVIDED BY ANY PERSON, OTHER THAN GRANTEE'S OWN INSPECTION AND THE REPRESENTATIONS AND WARRANTIES CONTAINED IN THIS DEED.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be signed in its name by an Officer who has been duly authorized.

Witness my hand this 30th day of January 2012.

GRANTOR:

IRONWOOD PARTNERS, LTD.,
a limited liability partnership

By: Performance Automotive Group, Inc.,
its General Partner

By: _____
Name: Jack Guenther
Title: President

STATE OF TEXAS §
§
COUNTY OF BEXAR §

Personally appeared before me, the undersigned Notary Public in and for said County and State the within named Jack Guenther, President of Performance Automotive Group, Inc., the General Partner of the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Special Warranty Deed for the purposes therein contained, and who further acknowledged that he is the President of the General Partner of the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at San Antonio, Texas, this the 30th day of January 2012.

_____

AMBER J ABASCAL
Notary Public, State of Texas
My Commission Expires
June 20, 2014

STATE OF TEXAS §
§
COUNTY OF BEXAR §

The actual value or consideration, whichever is greater, for this transfer is $1,500,000.00.

AFFIANT

Subscribed and sworn to before me
this 30th day of January 2012.

NOTARY PUBLIC
My Commission Expires: 6/20/2014

AMBER J ABASCAL
Notary Public, State of Texas
My Commission Expires
June 20, 2014

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee located on the west margin of River Road north of Lakeview Drive and being more particularly described as follows:

BEGINNING at an iron pin on the western margin River Road, said pin being 4,070 feet, more or less, north of the intersection of Lakeview Drive and River Road, said point also being the northeast corner of a 555 Acre, more or less, tract of O.B. Hostettler, et. al., as of record in Instrument No. 20011002010667 4, Register's Office for Davidson County, Tennessee;

THENCE, leaving said River Road and following the common line between said Hostettler tract and subject property, the following calls:

N 85° 17' 20" W, 241.87 feet to an iron pin;
N 28° 03' 17" W, 284.64 feet to a nail in a 36-inch Oak Stump,
N 62° 48' 32" W, 67.07 feet to an iron pin,
N 74° 59' 35" W, 310.74 feet to an iron pin;
S 76° 23' 27" W, 48.42 feet to an iron pin by 28-inch Shag-Bark Hickory,
S 65° 38' 45" W, 65.39 feet to an iron pin (disturbed),
S 49° 45' 10" W, 330.86 feet to an iron pin (loose),
S 76° 10' 22" W, 369.99 feet to an iron pin;
S 72° 19' 14" W, 101.89 feet to an iron pin,
S 44° 40' 09" W, 310.30 feet to an iron pin (loose),
S 32° 14' 29" W, 89.49 feet to an iron pin,
S 71° 26' 55" W, 62.82 feet to a nail in a 24-inch Oak,
S 88° 17' 00" W, 391.31 feet to an iron pin,
S 29° 41' 32" W, 324.30 feet to an iron pin,
S 46° 10' 30" W, 96.02 feet to an iron pin by a 24-inch White Oak,
S 56° 00' 21" W, 226.70 feet to an iron pin,
S 48° 16' 51" W, 277.03 feet to an iron pin,
S 37° 17' 48" W, 40.39 feet to a 40-inch Oak at the fence corner,
N 85° 36' 45" W, 349.89 feet to an iron pin,
S 62° 13' 31" W, 201.19 feet to an iron pin (disturbed),
S 19° 12' 48" W, 156.86 feet to an iron pin,
S 03° 04' 56" W, 220.37 feet to an iron pin,
S 38° 56' 32" W, 286.11 feet to an iron pin;
S 43° 36' 19" W, 82.04 feet to an iron pin,
S 87° 35' 54" W, 175.12 feet to an iron pin,
S 78° 04' 33" W, 229.23 feet to an iron pin,
N 61° 08' 51" W, 142.01 feet to a 30-inch Oak,
N 44° 12' 43" W, 91.55 feet to a nail and a 36-inch White Oak,
N 29° 33' 05" W, 314.13 feet to an iron pin by a 24-inch Oak,
S 81° 53' 21" W, 184.17 feet to an iron pin,
S 42° 23' 56" W, 219.84 feet to an iron pin,
S 56° 06' 14" W, 79.52 feet to a 30-inch Oak with nail,
S 64° 27' 47" W, 123.68 feet to an iron pin,
S 61° 04' 47" W, 187.82 feet to an iron pin,
N 89° 51' 51" W, 313.38 feet to an iron pin,
S 84° 09' 35" W, 323.52 feet to an iron pin,
S 28° 54' 59" W, 378.65 feet to an iron pin,
S 54° 59' 40" W, 413.25 feet to an iron pin,
S 10° 30' 14" W, 172.12 feet to an iron pin,
S 30° 06' 23" W, 354.20 feet to an iron pin,
S 80° 51' 26" W, 299.93 feet to an iron pin,
N 73° 36' 31" W, 224.52 feet to an iron pin,
S 82° 41' 10" W, 291.67 feet to an iron pin,
N 37° 51' 40" W, 302.14 feet to an iron pin,
N 82° 23' 46" W, 74.59 feet to a 18-inch Twin Oak,
S 78° 53' 48" W, 231.73 feet to a 24-inch Ash,
S 88° 55' 41" W, 196.21 feet to a 15-inch Oak,
S 65° 15' 45" W, 193.40 feet to a 15-inch Twin Hickory,
S 52° 32' 49" W, 177.62 feet to an iron pin,
S 26° 18' 48" W, 89.71 feet to an iron pin,
S 21° 13' 48" W, 93.02 feet to an iron pin,
S 43° 04' 40" W, 72.94 feet to a 48-inch Red Oak,
S 57° 47' 14" W, 329.54 feet to an iron pin,
S 45° 03' 14" W, 134.70 feet to an iron pin,
S 31° 09' 07" W, 107.54 feet to an iron pin,

S 23° 01' 42" W, 251.31 feet to a Poplar Stump, said Poplar Stump being a common corner between aforementioned O.B. Hostettler, et. al., and the lands of the Austin Powder Company, as of record in Book 4613, page 457, R.O.D.C., Tennessee;

THENCE, from said Stump following the common line between said Austin Powder Company and subject property N 81° 19' 47" W, 90.75 feet to a 30-inch Dead Oak;

THENCE, N 77° 36' 23" W, 78.91 feet to an iron pin, said iron pin being a common corner between said Austin Powder Company in the lands of John Sexton as of record in Book 4972, page 251, R.O.D.C., Tennessee;

THENCE, with the common line between the said Sexton property and the subject property, the following calls:

N 57° 20' 57" W, 338.60 feet to a 20-inch Hickory,
N 32° 53' 38" W, 340.86 feet to an iron pin,
N 46° 44' 15" W, 168.43 feet to an iron pin,
N 39° 53' 11" W, 171.46 feet to an iron pin,

N 22° 46' 14" W, 369.75 feet to an iron pin, said iron pin being a common corner between the lands of said Gene M. Sexton and a parcel of land owned by W.D. Dozier, et. al., as of record in Instrument No. 200607180086747, R.O.D.C., Tennessee;

THENCE, following the common line between said Dozier and subject property the following calls:

N 12° 15' 26" W, 328.88 feet to an iron pin,
N 05° 26' 23" E, 153.11 feet to an iron pin,
N 11° 11' 19" E, 368.29 feet to an iron pin,

N 38° 29' 37" E, 518.73 feet to an iron pin, said iron pin being a common corner between said W.D. Dozier and parcel of land owned by David Lee Snyder as of record in Book 7724, page 629, R.O.D.C., Tennessee;

THENCE, following the common line between said Snyder and subject property the following calls:

N 74° 38' 48" E, 395.65 feet to a wood post,
N 16° 06' 38" E, 282.07 feet to a 36-inch Oak,
N 30° 31' 46" E, 140.50 feet to a 40-inch Oak,
N 47° 03' 36" E, 343.48 feet to an iron pin,
N 13° 32' 40" E, 178.49 feet to an iron pin,
N 06° 23' 56" E, 299.67 feet to an iron pin,
N 38° 14' 10" E, 273.44 feet to a 24-inch Oak,

N 07° 51' 20" E, 364.04 feet to an iron pin, said iron pin being a common corner between the lands of the said David Lee Snyder and a parcel owned by Sheri M. Edwards as of record in Book 7760, page 45, R.O.D.C., Tennessee;

THENCE, following the common line between said Edwards and subject property N 44° 41' 39" E, 74.48 feet to a 30-inch Stump,

THENCE, N 39° 22' 06" E, 150.86 feet to a 36-inch Stump, said Stump being a common corner between the lands of said Sherry L. Edwards and a parcel owned by Hans J. Vorbusch, et. ux., as of record in Book 10967, page 727, R.O.D.C., Tennessee;

THENCE, following the common line between said Vorbusch and subject property the following calls:

N 86° 28' 29" E, 82.36 feet to a 36-Inch Oak,
S 69° 29' 25" E, 61.00 feet to an Iron pin,
S 59° 57' 40" E, 199.22 feet to a 42-Inch Oak,
S 79° 16' 04" E, 76.72 feet to an Iron pin,
N 52° 11' 08" E, 137.11 feet to an 18-Inch Oak,
N 57° 21' 42" E, 136.89 feet to an Iron pin,
N 62° 56' 11" E, 92.85 feet to an uprooted Oak,
N 82° 52' 04" E, 209.83 feet to an Iron pin,
N 59° 32' 23" E, 61.13 feet to an Iron pin,
N 44° 20' 51" E, 72.96 feet to an Iron pin,
N 40° 52' 00" E, 185.96 feet to an Iron pin,
N 62° 40' 10" E, 126.43 feet to a 30-Inch Sassafras,
N 80° 35' 59" E, 169.33 feet to a 30-Inch Gum,
N 72° 39' 59" E, 147.48 feet to a 30-Inch Oak Stump,
N 63° 06' 47" E, 114.42 feet to an Iron pin,
N 48° 13' 41" E, 119.76 feet to a 42-Inch Dead Oak,
N 37° 59' 45" E, 83.57 feet to an Oak tree,
N 41° 18' 18" E, 42.02 feet to an Iron pin,
N 24° 44' 33" E, 317.18 feet to an Iron pin,
N 26° 13' 34" E, 102.83 feet to an Iron pin,
N 49° 35' 35" E, 203.36 feet to a 30" tree stump,
N 68° 12' 44" E, 289.07 feet to an Iron pin,
N 74° 13' 18" E, 200.96 feet to a 36-Inch Persimmon,
N 88° 33' 49" E, 211.13 feet to snag,
N 82° 43' 17" E, 67.84 feet to a stump,
S 77° 36' 18" E, 235.89 feet to a dead tree with blaze,
S 80° 11' 42" E, 236.73 feet to an Iron pin,
N 70° 50' 55" E, 364.48 feet to an Iron pin,
S 86° 34' 29" E, 60.57 feet to a snag,
S 75° 20' 34" E, 115.68 feet to an Iron pin,
N 87° 51' 38" E, 64.21 feet to an Iron pin,
N 64° 09' 30" E, 227.34 feet to an Iron pin,
N 62° 54' 43" E, 238.16 feet to an Iron pin,

THENCE, N 73° 08' 10" E, 116.58 to an Iron pin, said Iron pin being a common corner between the lands of the said Hans J. Vorbusch, et. ux. and a parcel owned by Sheri M. Hurley as of record in Instrument No. 200202120018756, R.O.D.C., Tennessee;

THENCE, following the common line between said Hurley and subject property the following calls:

S 11° 57' 19" E, 708.94 feet to an Iron pin,
S 88° 19' 01" E, 1,755.19 feet to an Iron pin,
N 68° 06' 50" E, 1,155.80 feet to an Iron pin in the westerly margin of River Road,

THENCE, with said westerly margin of River Road the following calls:

With a curve concave east having a central angle of 20° 14' 54", a radius of 2,894.79 feet, and a chord of S 30° 15' 37" E, 1,017.70 feet for an arc length of 1,023.02 feet to an Iron pin,

S 40° 23' 04" E, 186.05 feet to an Iron pin,

With a curve concave west having a central angle of 30° 32' 01", a radius of 1,402.40 feet, and a chord of S 25° 07' 48" E, 738.55 feet for an arc length of 747.36 feet to an Iron pin,

S 09° 52' 31" E, 229.78 feet to the Point of Beginning;

Containing 27,949,259 square feet or 641.63 acres, more or less.