BILL GARRETT, Davidson County
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Fees:18.00 Taxes:2405.00
20120214-0012907

THIS DOCUMENT PREPARED BY:
N. Courtney Hollins, Esq.
Wyatt, Tarrant & Combs, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203-1423

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Affiant

Subscribed and sworn to before me on this the 9th day of February, 2012.

Notary Public
My Commission Expires: August 23, 2016

AMY L. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

Name and Address of Owner	Send Tax Bills To:	Map and Parcel Number(s):
505 Ligon, LLC 1508 Elm Hill Pike, Suite 100 Nashville, Tennessee 37210	Same as Owner	11803007500

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, LABELS UNLIMITED, INC., a Tennessee corporation (hereinafter the "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto said 505 LIGON, LLC, a Tennessee limited liability company, (hereinafter the "GRANTEE"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth as follows:

1. Taxes for 2012, and subsequent years, a lien not yet due and payable.

2. All matters shown on the plat of record in Book 4460, page 33, Register's Office for Davidson County, Tennessee.

This is improved property, known as 505 Ligon Drive, Nashville, Tennessee 37211.

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that the Property is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 9th day of February, 2012.

GRANTOR:

LABELS UNLIMITED, INC.,
a Tennessee corporation

By: _____
Printed Name: Joseph F. McMahon III
Title: President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, N. Courtney Hollins, of the State and County aforesaid, personally appeared Joseph F. McMahon, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of LABELS UNLIMITED, INC., the within named bargainor, a Tennessee corporation, and that he/she as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, this 9th day of February, 2012.

_____
Notary Public

My Commission Expires: March 4, 2013

COURTNEY HOLLINS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

EXHIBIT A
REAL PROPERTY LEGAL DESCRIPTION

Being Lot No. 20 on the Plan of Bransford Industrial Park, as of record in Book 4460, page 33, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Labels Unlimited, Inc. from Sudbrink of Nashville, Inc., Radio Station WLAC-FM; and Sudbrink Broadcasting of Tennessee, Inc., Radio Station WLAC-AM by Warranty Deed of record in Book 6661, page 207, Register's Office for Davidson County, Tennessee.

Less and except a portion conveyed out in Book 7296, page 181 and further described as follows:

Land in Davidson County, Tennessee, being a triangular parcel of land lying in Davidson County, Tennessee, and being a portion of Lot 20, Bransford Industrial Park as of record in Book 4675, page 72, Register's Office for said County, and being bounded on the North by Ligon Drive; on the East by Lot 19, Bransford Industrial Park; on the South and West by the remaining portion of Lot 20, Bransford Industrial Park and being more particularly described as follows:

Beginning at an iron pin corner common with Lots 19 and 20 of Bransford Industrial Park in the South right-of-way line of Ligon Drive, said pin being located easterly 620 feet, more or less, from the East right-of-way line of Bransford Avenue; thence with the line between Lots 19 and 20, South 22 deg. 00 min. 07 sec. East, 15.28 feet to a point; thence on a severance line across Lot 20, North 89 deg. 04 min. 55 sec. West, 38.86 feet to a point in the South right-of-way line of Ligon Drive; thence with the South right-of-way line of Ligon Drive, North 67 deg. 45 min. 45 sec. East, 35.79 feet to the point of beginning, and containing 273 square feet, more or less.