THIS INSTRUMENT
PREPARED BY AND RETURN TO:
E. WOODS WEATHERSBY
1000 RIDGEWAY LOOP RD. SUITE 200
MEMPHIS, TN 38120

NEW PROPERTY OWNER AND
SEND TAX BILLS TO:

112 LONG HOLLOW INVESTMENTS, LLC
C/O OAK POINT PROPERTIES, LLC
4322 HARDING PIKE, SUITE 417
NASHVILLE, TENNESSEE 37205

TAX ID #
Map 26-1, Parcel 99

PROPERTY ADDRESS:
112 LONG HOLLOW PIKE
GOODLETTSVILLE, TN

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into as of this 17th day of February, 2012, by and between, ***Long Hollow Goodlettsville Investments, LP,*** a Tennessee limited partnership, party of the first part, and ***112 Long Hollow Investments, LLC,*** a Tennessee limited liability company, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real property situated and being in Davidson County, Tennessee, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all interest of the party of the first part, if any, in any strips and gores and any land lying beneath the roads and rights-of-way adjoining the real property (collectively, the "Property"):

See Exhibit A, attached hereto and incorporated herein by reference as if copied verbatim.

Being the same property as that conveyed to the party of the first part by Special Warranty Deed of record as Instrument No. 20101202-0095848, in the Register's Office of Davidson County, Tennessee.

This is improved property commonly known as 112 Long Hollow Pike, Goodlettsville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the Property; that it has a good right to sell and convey the same; that the Property is free from all encumbrances except those set forth on Exhibit B attached hereto and incorporated herein by reference, and that the party of the first part will warrant and forever defend the title and quiet possession of the Property to the party of the second part, its successors and assigns, against the lawful claims of all persons claiming by, through or under it but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

The remainder of this page is intentionally blank.

BILL GARRETT, Davidson County
Trans:T20120012780 DEEDWARRSP
Recvd: 02/22/12 08:58 5 pgs
Fees:28.00 Taxes:7030.00
20120222-0015110

WITNESS the signature of the said party of the first part the day and year first above written.

Long Hollow Goodlettsville Investments, LP

By: BNM Corporation, a Tennessee corporation, General Partner

By: _____

Title: Exec. V.P.

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, a Notary Public, Paul T.J. Boyle, 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 Exec. V.P. of ***BNM Corporation,*** a Tennessee corporation, which is the general partner of ***Long Hollow Goodlettsville Investments, LP,*** a Tennessee limited partnership, the within named bargainor, and is authorized by ***BNM Corporation,*** a Tennessee corporation, which is authorized to execute this instrument on behalf of the limited partnership.

WITNESS my hand and seal this 15 day of February, 2012.

_____
Notary Public

OLIVIA C. ROLESON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission expires:
12-15-15

State Tax ..... $_____
Register's Fee: ..... _____
Recording Fee ..... _____
Total..... $_____

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,900,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 17th day of Feb., 2012.

_____
Notary Public

My Commission expires: 6/16/13

S. R. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

A PARCEL OF LAND IN THE TENTH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE DAVIDSON COUNTY, CITY OF GOODLETTSVILLE, TENNESSEE, BEING LOT 1 ON THE PLAT OF "THE BANK OF GOODLETTSVILLE SUBDIVISION" OF RECORD IN BOOK 6250, PAGE 773, REGISTER'S OFFICE FOR DAVIDSON COUNTY (R.O.D.C.), TENNESSEE AND BEING DESIGNATED AS PARCEL 99 ON DAVIDSON COUNTY PROPERTY MAP 26-1, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) IN THE SOUTHERLY RIGHT-OF-WAY MARGIN OF EAST CEDAR STREET (40-FOOT RIGHT-OF-WAY) IN THE MOST NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND THE MOST NORTHWESTERLY CORNER OF THE BOBBIE SUE WRIGHT PROPERTY OF RECORD IN DEED BOOK 1129, PAGE 584, R.O.D.C., TENNESSEE; THENCE,

WITH THE WESTERLY PROPERTY LINE OF SAID WRIGHT PROPERTY, SOUTH 20 DEGREES 28 MINUTES 16 SECONDS EAST, 181.19 FEET TO AN IRON ROD (OLD) IN THE NORTHEASTERLY CORNER OF THE ROBERT W. BUCK ET UX PROPERTY OF RECORD IN DEED BOOK 8252, PAGE 719, R.O.D.C., TENNESSEE; THENCE,

WITH THE NORTHERLY PROPERTY LINE OF SAID BUCK PROPERTY, SOUTH 75 DEGREES 11 MINUTES 19 SECONDS WEST, 54.17 FEET; THENCE,

WITH THE WESTERLY PROPERTY LINE OF SAID BUCK PROPERTY, SOUTH 20 DEGREES 00 MINUTES 20 SECONDS EAST, 185.97 FEET TO AN IRON ROD (OLD) IN THE NORTHERLY RIGHT-OF-WAY MARGIN OF LONG HOLLOW PIKE (RIGHT-OF-WAY VARIES); THENCE,
WITH THE NORTHERLY RIGHT-OF-WAY MARGIN OF SAID LONG HOLLOW PIKE, SOUTH 77 DEGREES 36 MINUTES 40 SECONDS WEST, A DISTANCE OF 14.20 FEET TO AN IRON ROD (NEW); THENCE,

SOUTH 81 DEGREES 01 MINUTES 35 SECONDS WEST, A DISTANCE OF 158.51 FEET TO AN P.K. NAIL (NEW); THENCE,

SOUTH 84 DEGREES 13 MINUTES 19 SECONDS WEST, A DISTANCE OF 148.17 FEET TO AN IRON ROD (NEW); THENCE,

SOUTH 86 DEGREES 11 MINUTES 16 SECONDS WEST, A DISTANCE OF 38.05 FEET TO AN IRON ROD (NEW); THENCE,

SOUTH 88 DEGREES 01 MINUTES 49 SECONDS WEST, A DISTANCE OF 42.01 FEET TO A P.K. NAIL (OLD), THE SOUTHEASTERLY CORNER OF THE JAMES S. KARP & SON, LLC PROPERTY OF RECORD IN INSTRUMENT NUMBER 20031114-0166932, R.O.D.C., TENNESSEE; THENCE,

WITH SAID KARP PROPERTY, NORTH 06 DEGREES 37 MINUTES 59 SECONDS WEST, 58.25 FEET TO A P.K. NAIL (OLD); THENCE,

WITH A 175.00-FOOT RADIUS CURVE TO THE LEFT AN ARC LENGTH OF 88.29 FEET, AN INTERIOR ANGLE OF 28 DEGREES 54 MINUTES 18 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 21 DEGREES 00 MINUTES 17 SECONDS WEST, A DISTANCE OF 87.35 FEET TO AN IRON ROD (OLD); THENCE,

NORTH 35 DEGREES 28 MINUTES 03 SECONDS WEST, A DISTANCE OF 7.20 FEET TO AN IRON ROD

(OLD); THENCE,

NORTH 41 DEGREES 06 MINUTES 34 SECONDS WEST, A DISTANCE OF 10.57 FEET TO AN IRON ROD (OLD); THENCE,

NORTH 41 DEGREES 02 MINUTES 55 SECONDS WEST, A DISTANCE OF 10.65 FEET TO AN IRON ROD (OLD); THENCE,

NORTH 47 DEGREES 31 MINUTES 13 SECONDS WEST, A DISTANCE OF 4.21 FEET TO AN IRON ROD (OLD); THENCE,

NORTH 46 DEGREES 14 MINUTES 47 SECONDS WEST, A DISTANCE OF 24.86 FEET TO AN IRON ROD (OLD); THENCE,

NORTH 46 DEGREES 47 MINUTES 59 SECONDS WEST, A DISTANCE OF 24.70 FEET TO AN IRON ROD (OLD); THENCE,

NORTH 46 DEGREES 18 MINUTES 11 SECONDS WEST, A DISTANCE OF 22.40 FEET TO AN IRON ROD (OLD); THENCE,

NORTH 19 DEGREES 42 MINUTES 18 SECONDS WEST, A DISTANCE OF 46.71 FEET TO AN IRON ROD (OLD) IN THE SOUTHEASTERLY RIGHT-OF-WAY OF EAST CEDAR STREET; THENCE,

IN AN EASTERLY AND NORTHEASTERLY DIRECTION WITH A 98.00-FOOT RADIUS CURVE TO THE LEFT AN ARC LENGTH OF 18.66 FEET, AN INTERIOR ANGLE OF 10 DEGREES 54 MINUTES 34 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 78 DEGREES 14 MINUTES 12 SECONDS EAST, A DISTANCE OF 18.63 FEET TO AN IRON ROD (NEW); THENCE,

WITH A 93.29-FOOT NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 47.52 FEET, AN INTERIOR ANGLE OF 29 DEGREES 11 MINUTES 07 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 58 DEGREES 15 MINUTES 21 SECONDS EAST, A DISTANCE OF 47.01 FEET TO AN IRON ROD (NEW); THENCE,

NORTH 72 DEGREES 50 MINUTES 51 SECONDS EAST, A DISTANCE OF 198.93 FEET TO AN IRON ROD (NEW); THENCE,

NORTH 73 DEGREES 25 MINUTES 38 SECONDS EAST, A DISTANCE OF 210.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 140,614 SQUARE FEET OR 3.23 ACRES, MORE OR LESS.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Exhibit "B"

1. Real estate taxes and assessments for the year 2012 and subsequent years, which party of the first part assumes and agrees to pay.

2. Subject to matters shown on the plan of The Bank of Goodlettsville Subdivision of record in Plat Book 6250, Page 773, Register's Office of Davidson County, Tennessee, as shown on the ALTA/ACSM survey of the property dated December 21, 2011, last revised February 14, 2012, prepared by Kevin L. Birdwell, RLS NO. 1797, Ragan Smith Associates, Inc. (Project No. 05-052) (the "Survey").

3. Sewer Easement from Mary D. Moore to the Bank of Goodlettsville of record in Book 6719, Page 410 in the aforesaid Register's Office, as shown on the Survey.

4. Right-of-way easement to Nashville Gas Company and Piedmont Natural Gas Company of record in Book 8348, Page 666, in the aforesaid Register's Office, as noted on the Survey.

6. Reciprocal Easement Agreement of record in Instrument No. 20020614-0072602 in the aforesaid Register's Office as shown on the Survey.

7. Public utility easements retained by the City of Goodlettsville within the bounds of abandoned Two Mile Pike.

8. The rights of Regions Bank, as tenant only, pursuant to the terms of an unrecorded lease agreement.

9. Any rights, easements, interests or claims which may exist by reason of or reflected by the following matters shown on the ALTA/ACSM survey prepared by Kevin L. Birdwell, RLS No. 1797, Ragan Smith Associates, Inc., dated December 21, 2011, last revised February 14, 2012 (Job No. 05-052):

a. utility and drainage lines, with poles, meters, valves, and other appurtenances;

b. encroachment of planter and asphalt parking lot.