This Instrument Prepared By:

Wayne Harris
Net Lease Alliance, LLC
3841 Green Hills Village Drive, Suite 410
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20120014362 DEEDWARRSP
Recvd: 02/28/12 10:37 5 pgs
Fees:28.00 Taxes:1387.50
20120228-0017095

Address of New Owner:	Send Tax Bills to:	Tax Map/Parcel No(s):
David Hood and Conoly Brown 441 Capri Drive Nashville, TN 37209	David Hood and Conoly Brown 441 Capri Drive Nashville, TN 37209	Map No.: 103-01-0 (part of) Parcel No.: 011.01 (part of)

SPECIAL WARRANTY DEED

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 which are hereby acknowledged, **BTS CHARLOTTE PIKE, LLC**, a Mississippi limited liability company ("**Grantor**"), has bargained and sold, and hereby transfers and conveys to **DAVID HOOD**, an individual, and **CONOLY BROWN**, an individual, as Tenants in Common with the Right of Survivorship (collectively, "**Grantee**") and its successors and assigns, the following described real property situated in Davidson County, Tennessee, more particularly described as follows:

See legal description set forth in Exhibit A attached and incorporated by this reference (the "**Property**");

SUBJECT TO all taxes, assessments, liens, encumbrances, easements and restrictions of record, all matters which an accurate survey or physical inspection of the Property would disclose, and those matters set forth on Exhibit B attached and incorporated by this reference (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, together with the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns, in fee simple forever.

GRANTOR COVENANTS and binds itself and its successors and assigns to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns, against any person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, and subject to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by the undersigned, on February 16, 2012.

GRANTOR:

BTS CHARLOTTE PIKE, LLC,
a Mississippi limited liability company

By: _____
Gary B. Cress, Authorized Representative
of Management Committee

STATE OF MISSISSIPPI)
COUNTY OF MADISON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Gary B. Cress, with whom I am personally acquainted, and who acknowledged that he executed with within instrument for the purposes therein contained, and who further acknowledged that he is an Authorized Representative of the Management Committee of BTS Charlotte Pike, LLC, a Mississippi limited liability company, the within named bargainor, and is duly authorized to execute this instrument on behalf of the said limited liability company.

Witness my hand, at office this the 16 day of February 2012.

_____
NOTARY PUBLIC

My Commission Expires: 6.14.13

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77982
HOLLIE B. SUMRALL
Commission Expires
June 14, 2013
MADISON COUNTY

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration for this transfer or value of the property transferred (whichever is greater) is $375,000.

Grantee or Grantee's Agent

Sworn to and subscribed before me,
this 27th day of February 2012.

NOTARY PUBLIC

My commission expires: 6/16/13

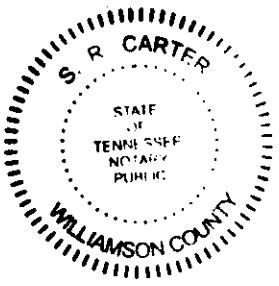


EXHIBIT A TO
SPECIAL WARRANTY DEED

Legal Description

LOT 1R, PLAN OF RESUBDIVISION OF LOT 1 IN A RESUBDIVISION OF CHARLOTTE PARK COMMERCIAL AREA SECTION 1, 3 AND 4 OF RECORD AS INSTRUMENT NUMBER 20110816-0063060, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO BTS CHARLOTTE PIKE, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM OLLIE OZDEN, OF RECORD IN INSTRUMENT NO. 20110725-0056682 AND QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20110725-0056681, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B TO
SPECIAL WARRANTY DEED

1. Taxes and assessments for the year 2012 and all subsequent years, a lien, due and payable, but not delinquent.

2. Subject to all matters which would be disclosed by an accurate survey or inspection of the premises.

3. Agreement with the City of Nashville recorded in Book 2593, page 566, in the Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 4014, page 652, in the Register's Office for Davidson County, Tennessee.

5. Subject to minimum building setback lines and public utility and drainage easements shown on the plan of record in Plat Book 8250, page 809, in the Register's Office for Davidson County, Tennessee.

6. Conditions, covenants, easements and restrictions as set forth in Resubdivision of Charlotte Park Commercial Section 1, 3 and 4 recorded as Instrument Number 20110816-0063060, in the Register's Office for Davidson County, Tennessee.

7. Declaration of Easements and Restrictive Covenants recorded in the Register's Office for Davidson County, Tennessee as Instrument Number 20110916-0072050.