SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120023642 DEEDWARRSP
Recvd: 04/02/12 12:36 3 pgs
Fees: 18.00 Taxes: 8325.00
20120402-0027603

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $2,250,000.00.

Subscribed and sworn to before me, this the 30th day of March, 2012.

Notary Public

My Commission Expires: 3-3-14

KIMBERLEY J. RAYMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Freeland Realty 4, LLC 5333 Hickory Hollow Parkway Antioch, Tennessee 37013	163-378.00	New Owner

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, INSOUTH Bank (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Freeland Realty 4, LLC, a Tennessee limited liability company (herein referred to as "Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

All that certain real property situated in the County of Davidson, City of Nashville, State of Tennessee, described as follows:

Being Parcel 1 as shown on the plan of the Resubdivision of Lot "L" of the First Revision, Section Thirteen, Hickory Hollow Mall of record in Plat Book 8250, page 849, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to INSOUTH Bank from The Living Word Ministries, Inc., a Tennessee non-profit corporation, by Deed In Lieu Of Foreclosure of record in Instrument No. 20110930-0076060, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, any matters that an inspection, environmental assessment and/or accurate survey of the property might disclose and all matters shown on Exhibit A attached hereto and incorporated herein.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

WITNESS as of the 30th day of March, 2012.

GRANTOR:

INSOUTH BANK

By: _____
Bret Whitley
Executive Vice President

STATE OF TENNESSEE)
)
COUNTY OF Tipton)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Bret Whitley, with whom I am personally acquainted, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executive Vice President of INSOUTH Bank, the Grantor, and is authorized by the Grantor to execute this instrument on behalf of the Grantor.

WITNESS my hand and seal at office this 30th day of March, 2012.

_____
NOTARY PUBLIC

DAWNE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
TIPTON COUNTY

My Commission Expires: 8-2-2015

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EXHIBIT A

Permitted Encumbrances

1. Real Property Taxes for 2012 (Map and Parcel 163-378.00), not yet due and payable, and subsequent years;

2. All matters as shown on plat of record in Plat Book 8250, page 849, Register's Office for Davidson County, Tennessee;

3. Memorandum of Agreement of record in Book 7886, page 594, Register's Office for Davidson County, Tennessee;

4. Right-of-way Agreement of record in Book 2203, page 577, as amended by Partial Releases of record in Book 5118, page 792, and Book 5118, page 797, said Register's Office;

5. Storm Water Detention Agreement of record in Book 7547, page 619, said Register's Office;

6. Reciprocal Easement Agreement of record in Book 11115, page 393, said Register's Office, as amended to allow Church use;

7. Easement Agreement of record in Book 11115, page 401 in Register's Office, Davidson County, Tennessee.

8. Declaration of Protective Covenants for Hickory Hollow of record in Book 5125, page 769, in said Register's Office.

9. Amendment to Declaration of Protective Covenants for Hickory Hollow of record in Book 5189, page 947, in said Register's Office.

10. Second Amendment to Protective Covenants for Hickory Hollow of record in Book 5337, page 933, in said Register's Office.

11. Amended and Restated Declaration of Protective Covenants for Hickory Hollow of record in Book 5441, page 968, in said Register's Office.

12. Amendment to Amended and Restated Declaration of Protective Covenants for Hickory Hollow of record in Book 5792, page 491, in said Register's Office.

13. Second Amendment to Amended and Restated Declaration of Protective Covenants for Hickory Hollow of record in Book 5951, page 26, in said Register's Office.

14. Third Amendment to Amended and Restated Declaration of Protective Covenants for Hickory Hollow of record in Book 6011, page 163, in said Register's Office.

15. Fourth Amendment to Amended and Restated Declaration of Protective Covenants for Hickory Hollow of record in Book 6095, page 948, in said Register's Office.