THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20120036650 DEEDWARRSP
Recvd: 05/18/12 09:27 4 pgs
Fees:23.00 Taxes:7139.46
20120518-0043120

Box 14A
23828-1

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Price Real Estate, LLC<br>1071 Firestone Pkwy<br>LaVergne, TN 37086 | New Owner | Map 183<br>Parcels 69 & 153 |

# SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, WILLIAM H. HAWKINS, TRUSTEE, WITH FULL POWER TO TRANSFER, SELL, CONVEY, MORTAGE OR OTHERWISE ENCUMBER WITHOUTH THE JOINDER OF ANY BENEFICIARY, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PRICE REAL ESTATE, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successor and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, described on Exhibit "A" attached hereto and incorporated herein by reference:

Being the same property conveyed to Charles W. Hawkins, III, Trustee for Continental Investors, a Tennessee joint venture, with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary by Deed from Dale P. Schneider and wife, Carole A. Schneider, also known as Carol A. Schneider of record in Book 11764, Page 783, dated November 30, 1999. The said Charles W. Hawkins, III, having since died on June 16, 2004. William H. Hawkins was appointed as Successor Trustee by Appointment of Successor Trustee of record as Instrument No. 20041214-0148134, dated November 22, 2004, said Register's Office for Davidson County, Tennessee.

This is commercial improved (parcel 69) and unimproved (parcel 153) property known as 1071 Firestone Parkway, LaVergne, Tennessee, 37086.

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; and

Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "B"; and does further covenant and bind himself, his heirs and/or assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 17th day of May, 2012.

WILLIAM H. HAWKINS, Trustee, with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William H. Hawkins, Trustee, with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, the within named bargainor, with whom I am personally acquainted, and who, acknowledges that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 17th day of May, 2012.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/24/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value, whichever is greater for this transfer is $1,929,584.00

Affiant

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

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 2/24/13

Exhibit "A"
Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE being a tract of land known as Lot No. 1 and the Future Development parcel of the Subdivision of Lot Number One, Interchange City Industrial Park, Section XXXI, as of record in Book 6900, Page 704, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod in the easterly right-of-way line of Firestone Parkway, 80 feet in width, at a corner common with the property of Firestone Parkway Realty, LLC, as of record as Instrument No. 20110819-0064343 in the Register's Office for Davidson County, Tennessee, said existing iron rod being located at Northing: 612,300.03; Easting: 1,787,567.13; on the State Plane Coordinate System NAD-83 (1995);

Thence leaving the easterly right-of-way line of Firestone Parkway, with the southerly property line of Firestone Parkway Realty, LLC, North 50°17' 36" East, a distance of 490.00 feet to an existing iron rod at a corner common with Lot 3 of the said Subdivision of Lot Number One; Interchange City Industrial Park, Section XXXI, also being the property of Walia, LLC, as of record as Instrument No. 20100902-0069726; said Register's Office;

Thence with the westerly property line of said Lot 3, South 39° 42' 24" East, a distance of 425.00 feet to an existing iron rod in the northerly right-of-way line of Heil Quaker Boulevard, 60 feet in width;

Thence with the northerly right-of-way line of Heil Quaker Boulevard, South 50° 17' 36" West, a distance of 465.00 feet to an existing iron rod;

Thence with a curve to the right along an arc length of 39.27 feet, the central angle of which is 90° 00' 00", the radius of which is 25.00 feet, the chord of which is North 84° 42' 24" West, a distance of 35.36 feet to an existing iron rod, at the intersection with the easterly right-of-way line of Firestone Parkway.

Thence leaving the northerly right-of-way lone of Heil Quaker Boulevard with the easterly right-of-way line of Firestone Parkway, North 39° 42' 24" West, a distance of 400.00 feet to the POINT OF BEGINNING. Containing 208,116 square feet or 4.777 acres, more or less. Said description is based on the survey prepared by Cherry Land Surveying, Inc., R. Scot Cherry, TN R.L.S. #1512, dated March 4, 2012, bearing Job. No. 12058 CW.

Exhibit "B"
Permitted Exceptions

1. Taxes for the year 2012 and subsequent years, not yet due and payable.

2. Matters shown on the Plan of record in Book 6900, Page 704, said Register's Office for Davidson County, Tennessee.

3. Deed of Conveyance for water main and fire hydrant to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8287, Page 59, said Register's Office.

4. Matters disclosed on the survey prepared by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. No. 1512, dated March 14, 2012, bearing Job No. 12058 CW.