BILL GARRETT, Davidson County
Trans:T20120037168 DEEDWARRSP
Recvd: 05/21/12 12:44 4 pgs
Fees:23.00 Taxes:4226.87
20120521-0043836

This instrument was prepared by:
Danae V. Grace, Esq.
McAfee & Taft A Professional Corporation
Two Leadership Sq., 10th Floor
211 N. Robinson
Oklahoma City, Oklahoma 73102

Space Reserved For Recording Information

SPECIAL WARRANTY DEED

State of Tennessee)
)
County of Davidson)

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, MUSIC SQUARE 17, LLC, a Tennessee limited liability company ("Grantor"), acting herein by and through its duly authorized Manager, in consideration of the amount of $1,142,398.10 and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, does hereby grant, bargain, sell, and convey unto FISCHER ENTERPRISES, L.L.C., an Oklahoma limited liability company ("Grantee"), whose mailing address is 1917 Cambridge Way, Edmond, Oklahoma 73013, the real property located in Davidson County, Tennessee and described on Exhibit A (the "Property") attached hereto, together with all improvements thereon and all rights and appurtenances thereunto.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto belonging unto Grantee, Grantee's successors and assigns, forever.

GRANTOR does hereby bind itself, its successors and assigns to WARRANT title to the same to be free, clear, and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages, and other liens or encumbrances of any nature SUBJECT TO the matters described on Exhibit B attached hereto, and to DEFEND title to the same against every person lawfully claiming or to claim the same or any part thereof, by, through, or under it, but not otherwise.

[signature page follows]

AFTER RECORDING RETURN TO:
Chicago Title
1501 S. Mopac, Suite 130
Austin, TX 78746

EXECUTED and delivered this 18th day of May, 2012

MUSIC SQUARE 17, LLC, a Tennessee limited liability company

By: Mark A. Fischer
Mark A. Fischer, Manager

STATE OF OKLAHOMA)
Canadian) ss.
COUNTY OF ~~OKLAHOMA~~)

This instrument was acknowledged before me this 12th day of May, 2012, by Mark A. Fischer, Manager of Music Square 17, LLC, a Tennessee limited liability company.

My Commission Expires:
12/21/2015
(Seal)

Gloria Cook
Notary Public

GLORIA COOK
Notary Public
State of Oklahoma
Commission # 11011403
My Commission Expires Dec 21, 2015

This instrument was prepared by:
Danae V. Grace, Esq.
McAfee & Taft A Professional Corporation
Two Leadership Sq., 10th Floor
211 N. Robinson
Oklahoma City, Oklahoma 73102

Property Address: 1204 17th Avenue South, Nashville, TN

Map 104-4, Parcel 210

Send Tax Bills To:
Fischer Enterprises, L.L.C.
1917 Cambridge Way
Edmond, Oklahoma 73013

State of Oklahoma)
County of Canadian)

The actual consideration or value, whichever is greater, for this transfer is $1,142,398.10.

By Mark A. Fischer
Mark A. Fischer, as Manager of Fischer Enterprises, L.L.C.

Subscribed and sworn to me, this ___ day of May, 2012.

Gloria Cook
Notary Public

My Commission Expires: 12/21/2015
(Affix Seal)

GLORIA COOK
Notary Public
State of Oklahoma
Commission # 11011403
My Commission Expires Dec 21, 2015

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 6 as shown on the Plan of Belmont Land Company's Subdivision of Lot No. 23, O. B. Hayes' Plan of Large Lots, of record in Book 204, page 207, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 50 feet on the easterly side of 17th Avenue South, formerly Addison Street, and runs back between parallel lines 153-3/4 feet to an alley.

Being the same property conveyed to Music Square 17, LLC by deed from William P. Fiser, married and Wayne Bradley Daniel and wife, Julienne L. Daniel of record in Instrument No. 20041213-0147926, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. All matters shown on the Plan of record in Book 204, Page 207, Register's Office for Davidson County, Tennessee.