ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Rock-n-Row Express, LLC 1516 16th Avenue Nashville, Tennessee 37212	104-08-0-344.00	Owner

This instrument prepared by: Bradley Arant Boult Cummings LLP (BRS)
1600 Division Street, Suite 700, Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

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, **TREADWAY PLACE, LLC,** a Tennessee limited liability company ("Grantor"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **ROCK-N-ROW EXPRESS LLC,** a Tennessee limited liability company ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Exceptions"). This is improved property located 1516 16th Avenue South, Nashville, Davidson County, Tennessee.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00.

Affiant

Subscribed and sworn to before me this 18th day of May, 2012.

Notary Public
My Commission Expires:

THERESA HOSTETLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

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BILL GARRETT, Davidson County
Trans:T20120037570 DEEDWARRSP
Recvd: 05/22/12 12:08 4 pgs
Fees:23.00 Taxes:5550.00

20120522-0044424

Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through and under Grantor, and not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 21st day of May, 2012.

TREADWAY PLACE, LLC,
a Tennessee limited liability company

By: _____
Name: Charles Treadway
Title: Authorized Representative

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Theresa Hostetler, of the state and county aforesaid, personally appeared Charles Treadway with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Authorized Representative of Treadway Place, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Authorized Representative executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Authorized Representative.

WITNESS my hand and seal, this 18th day of May, 2012.

_____
Notary Public
My Commission Expires: _____

THERESA HOSTETLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT A

Description of the Property

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled Jennings Property, of record in Book 5210, Page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a part of the same property conveyed to TREADWAY PLACE, LLC, a Tennessee limited liability company, by deed from RMS LIMITED PARTNERSHIP, a Nevada limited partnership, of record in Instrument No. 20051121-0140488, dated November 8, 2005, said Register's Office.

EXHIBIT B
Permitted Exceptions

1. All governmental regulations and restrictions, including, without limitation, building and zoning ordinances.

2. All covenants, conditions, reservations, exceptions and easements, and all oil, gas and mineral conveyances and leases, if any, in effect and shown of record.

3. Defects, liens, encumbrances and adverse claims created by Grantee or assumed or agreed to in writing by Grantee.

4. Rights, if any, of third parties with respect to any portion of the subject property lying within the boundaries of a public or private street, road or right-of-way.

5. General or special taxes, stand-by fees, and assessments required to be paid in the year 2012 and subsequent years for Map-Par. 10408034400.

6. Matters shown on the Plan of record in Book 5210, Page 129, said Register's Office.

7. All matters shown on the plat of survey by R. Scot Cherry, Tenn. RLS No. 1512, with Cherry Land Surveying, Inc., dated March 13, 2012, Job No. 12055.