BILL GARRETT, Davidson County
Trans:T20120042386 DEEDWARRSP
Recvd: 06/08/12 09:30 5 pgs
Fees:28.00 Taxes:8276.22
20120608-0050160

This Instrument Prepared By:

BTS Melrose, LLC
P.O. Box 1260
Ridgeland, MS 39158

Address of New Owner:

800 CAPRI, LLC
c/o Anthony Abraham Enterprises
Attention: Warren Bryer
1320 South Dixie Highway, Suite 241
Miami, FL 33133

Send Tax Bills to:

NTW, LLC
823 Donald Ross Road
Juno Beach, FL 33408

Tax Map/Parcel No:

118 02 0 196.00

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 MELROSE, LLC, a Mississippi limited liability ("**Grantor**"), has bargained and sold, and hereby transfers and conveys to 800 CAPRI, LLC, a Florida limited liability company ("**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, as of June 1, 2012.

GRANTOR:

BTS MELROSE, 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 Melrose, 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 1st day of June 2012.

_____
NOTARY PUBLIC

My Commission Expires: 1/31/2016

STATE OF MISSISSIPPI
JOHN D. SHANKS, JR.
ID No
101249
NOTARY PUBLIC
Comm Expires
January 31, 2016
MADISON COUNTY

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration for this transfer or value of the property transferred (whichever is greater) is $2,236,815.

Grantee or Grantee's Agent

Sworn to and subscribed before me,
this 7 day of June 2012.

S R Carter
NOTARY PUBLIC

S. R. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 6/16/13

EXHIBIT A TO
SPECIAL WARRANTY DEED

Legal Description

Being a parcel of land situated in Davidson County, Tennessee, and being Lot 25 and part of Lot 24 of George I. Waddey's Subdivision of Westwood as of record in Plat Book 332, Page 99 and being more particularly described according to a survey of Gresham Smith and Partners, Kenneth D. Church, RLS No. 1004, dated August 11, 2011.

Beginning at a rail road spike new marking the point of intersection of the East right of way line of Franklin Pike and the North right of way line of Biloxi Avenue; thence with the East right of way line of Franklin Pike North 17 degrees 34 minutes 53 seconds West 100.00 feet to a rail road spike new common corner with HNP Properties Deed instrument number 20070112-0005462 recorded in the Register of Deeds Davidson County (RODC);

Thence with said line the following five (5) calls and distances:

1. North 75 degrees 15 minutes 18 seconds East 76.74 feet to a ½ inch iron rod new with Gresham Smith and Partners (GS&P) Plastic Cap;

2. South 14 degrees 44 minutes 42 seconds East 0.80 feet to a ½ inch iron rod new with Gresham Smith and Partners (GS&P) Plastic Cap;

3. North 75 degrees 15 minutes 18 seconds East 17.70 feet to a cross mark new in concrete;

4. South 14 degrees 44 minutes 42 seconds East 9.20 feet to a cross mark new in concrete;

5. North 75 degrees 15 minutes 18 seconds East 74.25 feet to a cross mark new in concrete in the West right of way of a 15 foot alley;

Thence with said alley South 14 degrees 42 minutes 50 seconds East 89.95 feet to a ½ inch iron rod new with Gresham Smith and Partners (GS&P) Plastic Cap in the North right of way line of Biloxi Avenue;

Thence with said right of way South 75 degrees 16 minutes 48 seconds West 163.69 feet to the point of beginning; said parcel containing 15,848.38 square feet more or less or 0.36 acre more or less.

Being the same property conveyed to BTS Melrose, LLC, a Mississippi limited liability company, by Warranty Deed from Bobby R. Deal a/k/a Bobby J. Deal, of record as Instrument Number 20111003-0076355, Register's Office for Davidson County, Tennessee.

EXHIBIT B TO
SPECIAL WARRANTY DEED

Permitted Exceptions

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

2. All matters which would be disclosed by an accurate survey or inspection of the Property.

3. Perpetual Easement of record in Book 6114, page 900, in the Register's Office for Davidson County, Tennessee.

4. Terms and provisions set forth in that certain Land and Building Lease Agreement, dated September 9, 2011, by and between BTS Melrose, LLC, a Mississippi limited liability company, as landlord, and NTW, LLC, a Delaware limited liability company, as tenant.

5. Memorandum of Lease by and between BTS Melrose, LLC and NTW, LLC of record in Instrument No. 20111003-0076357 in the Register's Office for Davidson County, Tennessee.

6. Terms and provisions set forth in that certain Renewal Lease (Lease #10358), dated February 28, 1996, by and between BTS Melrose, LLC, successor in interest to Bobby Deal, as lessor, and The Lamar Corporation, as lessee.