BILL GARRETT, Davidson County
Trans:T20120047522 DEEDWARRSP
Recvd: 06/27/12 15:51 4 pgs
Fees:23.00 Taxes:5457.50
20120627-0056520

FROM: Cumberland Bend Partners, a Tennessee general partnership

TO: Dale C. Morris

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Dale C. Morris 818 9th Ave South Nashville, TN. 37203	(same)	Map 71-13 Parcel 12

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, John D. Claybrook, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,475,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of June, 2012.

John D. Claybrook
STATE OF TENNESSEE
NOTARY PUBLIC
Davidson County
MY COMMISSION EXPIRES: November 3,2015

Notary Public
My Comm. Expires: 11/3/15

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Cumberland Bend Partners, a Tennessee general partnership, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Dale C. Morris, hereinafter called "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a parcel of land in Nashville, First Civil District, Twentieth Councilmanic District, Davidson County, Tennessee, located on the easterly side of Cumberland Bend Circle north of Great Circle Road, being Lot No. 5 as shown on the Plan of Section Five, Cumberland Bend Business Park, as of record in Book 5060, page 93, Register's Office for Davidson County, Tennessee, and being more particularly described according to an ALTA/ACSM Land

title Survey by Wendell H. Talley, Sr., RLS #785, dated September 24, 1996, as follows:

Beginning at a point in the centerline of Cumberland Bend Circle, said point being northerly 808 feet more or less from the northerly right-of-way line to Great Circle Road;

Thence, with said centerline and the easterly line of Lot No. 7 as shown on the Plan of Section Seven, Cumberland Bend Business Park, as of record in Book 5210, page 90, said Register's Office, N 27°14'31" W 253.65 feet to a point in the southerly line of Lot No. 4 as shown on the Plan of Section Four Cumberland Bend Business Park as of record in Book 6200, page 854, said Register's Office;

Thence, with said line N 62°45'29" E 518.48 feet to a point in the low water line of Cumberland River;

Thence, with said line S 33°15'00" E 255.05 feet to a point;

Thence, leaving said line with the northerly line of Section Three, Cumberland Bend Business Park as of record in Book 5060, page 75, said Register's Office, S 62°45'29" W 545.18 feet to the point of beginning.

Containing 134,900 square feet of 3.10 acres, more or less.

Being the same property conveyed to Cumberland Bend Partners, a Tennessee general partnership, by deed from Grossman & Frank, a partnership composed of Irwin Grossman, Jerome J. Frank and Frank Property Partnership, of record in Book 10225, page 972, Register's Office for Davidson County, Tennessee.

This is improved property located at 220 Cumberland Bend, Nashville, Tennessee 37228.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2012 Metropolitan Government Taxes -- which have been prorated.

2. All matters shown on the plan of record in Book 5060, page 93, said Register's Office.

3. Master Deed for Cumberland Bend, MetroCenter, and the By-Laws appended thereto, of record in Book 5028, page 333, said Register's Office, as amended by First Amendment, of record in Book 5035, page 672, said Register's Office.

4. Flowage Easement of record in Book 2290, page 256, said Register's Office. Underground and Pad Mounted Transformer Easement of record in Book 4990, page 893, said Register's Office.

5. Underground and Pad Mounted Transformer Easement of record in Book 5055, page 81, said Register's Office.

6. Underground and Pad Mounted Transformer Easement of record in Book 5174, page 121, said Register's Office.

7. Right of Way Easement to Colonial Pipeline Company, of record in Book 5039, page 193, said Register's Office, as modified by Modification Agreement, of record in Book 5232, page 252, said Register's Office.

8. 30 foot common access and public utility easement for Cumberland Bend as shown on the plan attached as Exhibit "A" to the First Amendment to Master Deed, of record in Book 5035, page 972, said Register's Office.

9. Rights of upper and lower riparian owners in and to the waters of the Cumberland River adjoining the property, and the natural flow thereof, free from diminution or pollution.

10. Title to that portion of the property lying within the high and low water marks of the Cumberland River.

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, his heirs and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, his heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this 27th day of June, 2012.

CUMBERLAND BEND PARTNERS, a Tennessee general partnership

By: _____
James V. Hunt, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James V. Hunt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be General Partner of Cumberland Bend Partners, the within named bargainor, a Tennessee general partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as General Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 27th day of June, 2012.

NOTARY PUBLIC

John D. Claybrook
STATE
Davidson County

My Commission Expires: 11/3/15

MY COMMISSION EXPIRES:
November 3,2015