BILL GARRETT, Davidson County
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Fees:28.00 Taxes:1110.00

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THIS INSTRUMENT PREPARED BY:	PROPERTY OWNER:	PROPERTY ADDRESS:	MAIL TAX BILLS TO:	TAX PARCEL #'S:
Matthew W. Barnes, Esq. Burr & Forman LLP 420 North 20th Street, Suite 3400 Birmingham, Alabama 35203 **WHEN RECORDED RETURN TO:** Mail: Old Republic Residential Information Services 530 S. Main Street, Suite 1031 Akron, Ohio 44311 J. Hill Attn: POST-CLOSING 01-1207458-02R	Global Signal Acquisitions IV LLC	2281 Ridgeland Drive Nashville, TN 37211	Crown Castle USA Inc. 2000 Corporate Drive Canonsburg, PA 15317 Attn: Real Estate Dept	073-11-0-115

Record second

WARRANTY DEED

THIS INDENTURE, made and entered into this 19TH day of JUNE, 2012, by and between **BARRY N. OAKLEY (a/k/a Barry Neal Oakley) and KELLY OAKLEY**, husband and wife, whose address is 2509 Lebanon Road, Nashville, TN 37214 (hereinafter collectively "**Grantor**") and **GLOBAL SIGNAL ACQUISITIONS IV LLC**, a Delaware limited liability company, with a mailing address of c/o Crown Castle USA Inc., E. Blake Hawk, General Counsel, 2000 Corporate Drive, Canonsburg, Pennsylvania 15317 (hereinafter "**Grantee**");

WITNESSETH:

THAT for and in consideration of Three hundred Thousand and No/100 Dollars ($300,000.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to-wit:

All of that certain real estate described in **Exhibit "A"** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its, successors and assigns in fee simple forever.

AND, Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the day and year first above written.

GRANTOR:

BARRY N. OAKLEY
(a/k/a Barry Neal Oakley)

STATE OF TENNESSEE)

COUNTY OF Davidson

Personally appeared before me, Amy Johnson, a Notary Public in and for said State and County, BARRY N. OAKLEY (a/k/a Barry Neal Oakley), the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing Warranty Deed for the purposes therein contained.

WITNESS my hand and seal at office, on this 19th day of June, 2012

Notary Public

My Commission Expires: 7-3-12

(Notary Seal)

AMY JOHNSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

GRANTOR:

KELLY OAKLEY

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, Amy Johnson, a Notary Public in and for said State and County, KELLY OAKLEY, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing Warranty Deed for the purposes therein contained.

WITNESS my hand and seal at office, on this 19th day of June, 2012

Notary Public

My Commission Expires: 7-3-12

(Notary Seal)

AMY JOHNSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 300,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 19th day of June, 2012

AMY JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires:

7-3-12

#

(For Recording Data Only)#

EXHIBIT "A"

Land in Davidson County, Tennessee, being Parcel "A" on the Plan of Sunset View Subdivision, Section 8, as of record in Book 3842, page 28, Register's Office for said County, and being a subdivision of Reserved Parcels A, B & C, of Section 7, Sunset View as of record in Book 2900, page 109, Register's Office for Davidson County, Tennessee.

PARCEL A: Said Parcel "A" fronts 220.76 feet on the westerly side of Ridgeland Drive and runs back 180.0 feet on the northerly side and 462.5 feet on the northerly side that runs along the south line of Lot No. 613, and runs back 382.87 feet on the southerly side to a line in the rear on which it measures 85.83 feet thereon.

Being part of the same property conveyed to Barry Neal Oakley, by deeds of record in Book 9685, page 427, and of record as Instrument Nos. 200102280018609 and 200103020019691, said Register's Office.

TAX ID #073-11-0-115

Being described by metes and bounds as follows:

A 2.12 acre parcel being Parcel A of the Barry Neal Oakley and Kelly Oakley property as recorded in Instrument 20010302-0019691, in the Register's Office of Davidson County, Tennessee, and being shown on the Resubdivision Plan of Reserved Parcels "A" of Sunset View Section 8, subdivision number 98S-218U. Said property being located on the west side of Ridgeland Drive in Nashville, Tennessee.

Beginning at a found concrete monument being the northeast corner of the Barry Neal Oakley and Kelly Oakley (Instrument 20010302-0019691), also being the southeast corner of the Herman Payne and Patsy J. Kelly property (Inst. 00011415-0000708), also being located on the west line of Ridgeland Drive (50' R.O.W.); thence, along the east line of this parcel, also being the west line of Ridgeland Drive, South 39 degrees 40 minutes 54 seconds West, a distance of 220.71 feet to a found concrete monument in the north line of the Gaylord Entertainment Company property (Instrument 20070507-0054624), said monument being the southeast corner of this parcel; thence in a southwestwardly direction, along the south line of this parcel, also being the north line of the Gaylord Entertainment Company property, South 85 degrees 12 minutes 16 seconds West, a distance of 381.34 feet to a found concrete monument in the east line of Briley Parkway (R.O.W. Varies), said monument being the southwest corner of this parcel, also being an exterior corner of the Gaylord Entertainment Company property; thence in a northwestwardly direction, along the west line of this parcel, also being the east line of Briley Parkway, North 09 degrees 54 minutes 35 seconds West, a distance of 86.10 feet to a set 1/2 inch rebar with cap (RLS 2421), said rebar being the northwest corner of this parcel, also being the southwest corner of the Steve W. Pedigo property (Inst. 00010476-0000735 and Inst. 00010476-0000737); thence in a northeastwardly direction, along the north line of this parcel, also being the south line of the Pedigo property, North 59 degrees 42 minutes 53 seconds East, a distance of 459.86 feet to a found concrete monument, said monument being the northernmost corner of this parcel, also being the northwest corner of the Payne property; thence along a north line of this property, also being the south line of the Payne property, South 50 degrees 19 minutes 50 seconds East, a distance of 180.12 feet to the Point of Beginning and containing 92,521 square feet, or 2.12 acres, more or less.