SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120054730 DEEDWARRSP
Recvd: 07/25/12 15:54 4 pgs
Fees:23.00 Taxes:1845.93
20120725-0065528

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $498,900.00.

Subscribed and sworn to before me, this the 13th day of July, 2012.

Notary Public

My Commission Expires: 3-3-14

KIMBERLEY J. RAYMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
LAM International Corp., USA 10579 Cedar Road, Suite 140 Smyrna, Tennessee 37167	175-00-0-142.00 175-00-0-164.00 175-00-0-180.00	New Owner

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, INSOUTH Bank (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto LAM International Corp., USA, a Tennessee corporation (herein referred to as "Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Property located on the east and south sides Hurricane Creek Blvd. and north of the CSX Railroad on the City of Nashville, 33rd Councilmanic District of Davidson County, Tennessee. Being shown as parcel 164.00 on Davidson County Property Map 175, and being described according to a survey by C&K Surveyors, LLC, William E, Crenshaw RLS #2395, dated October 5, 2011 as follows:

Beginning at an existing iron pin in the easterly right-of-way of Hurricane Creek Boulevard at the northwest corner of the herein described tract. Said pin being the southwest corner of the Bobby R. Pugh property of record in D. B. 11122, Page 604, R.O.D.C., TN. (Dav. Co. Tax Map 175 - parcel 174.00); thence from said point of beginning, leaving the right of way of Hurricane Creek Boulevard, with the southerly line of Pugh, S 88° 41' 30" E - 220.15' to an existing iron pin at the southwest corner of the B.O.C. Group Inc. property of record in D. B. 7505, Page 1, R.O.D.C., TN. (Dav. Co. Tax Map 175 - parcel 118.00); thence with the southerly line of the B.O.C. Group Inc., S 86° 01' 07" E - 1044.17' to an iron pin set (passing an existing iron pin at 1029.17') in the westerly line of the Pinnacle National Bank property of record in Instrument No. 20101105-0089071, R.O.D.C., TN. (Dav. Co. Tax Map 175 - parcel 191.00); thence with the easterly line of Pinnacle National Bank, S 00° 21' 23" E - 624.74' to an iron pin set 12

feet north of the northerly right-of-way of the CSX Railroad, 62 feet from the centerline; thence with the northerly line of a 12 strip of land parallel with said railroad, N 79° 19' 04" W - 1349.78' to an existing iron pin; said pin being the southeast corner of the Schreiber Foods Inc. property of record in Instrument No. 20090105-0000981, R.O.D.C., TN. thence with the easterly line of Schreiber Foods Inc., N 03° 56' 53" E - 328.97' to an existing iron pin at the southerly end of Hurricane Creek Boulevard; thence along the southeasterly right-of-way of Hurricane Creek Blvd., along a curve left having a radius of 60.00', a chord of N 25° 11' 12" E - 111.95', an arc length along said curve of 144.30' to an iron pin set; thence along a curve right having a radius of 30.00', a chord of N 22° 25' 49" W - 24.49', and an arc length along said curve of 25.23' to the point of beginning, containing 16.24 acres, more or less.

Being the same property conveyed to INSOUTH BANK from C. TUCKER HERNDON, SUBSTITUTE TRUSTEE, by deed of record in Instrument No. 20110325-0023251, dated March 25, 2011, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, any matters that an inspection, environmental assessment and/or accurate survey of the property might disclose and all matters shown on Exhibit A attached hereto and incorporated herein.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

WITNESS as of the 13th day of July, 2012.

GRANTOR:

INSOUTH BANK

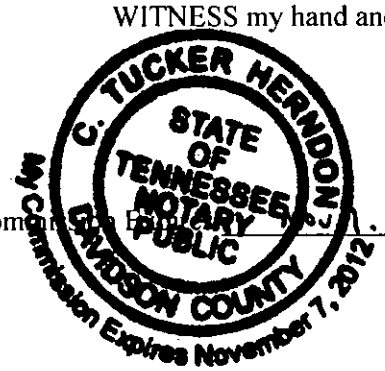
By: _____ V.P.

Cheryl E. Gillenwater, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Cheryl E. Gillenwater, with whom I am personally acquainted, and who upon oath acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Vice President of INSOUTH Bank, the Grantor, and is authorized by the Grantor to execute this instrument on behalf of the Grantor.

WITNESS my hand and seal at office this 13th day of July, 2012.



NOTARY PUBLIC

My Commission Expires: [illegible], 2012

EXHIBIT A

Permitted Encumbrances

1. Real Property Taxes for 2012 (Map and Parcel 175-00-0-164.00, 175-00-0-142.00, & 175-00-0-180.00, not yet due and payable, and subsequent years;

2. Storm Water Detention Agreement of record in Book 7295, Page 986 and Book 7306, Page 161, said Register's Office.

3. Clearance Permit granted to South Central Bell of record in Book 1083, Page 277, said Register's Office.

4. Easement to First Suburban Water Utility District by deed of record in Book 4453, Page 159, said Register's Office.

5. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4583, Page 431, said Register's Office.

6. Overhead Line Easements of record in Book 7594, Page 783 and Book 7594, Page 785, said Register's Office.

7. Declaration of Taking of record in Book 11423, Page 609, Book 11423, Page 615, and Instrument No. 20120228-0017172, said Register's Office.

8. Order of Condemnation of Easement of record in Instrument No. 20000210-0013589, said Register's Office.

9. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

10. Title to that portion of the premises, if any, embraced within the charter right-of-way of CSX Railroad.