ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Action Displays, Inc. P.O. Box 8229 Gadsen, Alabama 35902	043-03 0 027.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (JLM) 1600 Division Street, Suite 700, Nashville, TN 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 all of which are hereby acknowledged, **RAO INVESTMENT GROUP, L.P. AND D & R ODOM INVESTMENT GROUP, L.P.**, Tennessee limited partnerships (the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey to **ACTION DISPLAYS, INC.**, an Alabama corporation (the "**Grantee**"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "**Permitted Encumbrances**").

This is unimproved property located at 549B Myatt Drive, Madison, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me this 23 day of July, 2012.

Notary Public

My Commission Expires: 08-17-15

BETH M. WOODARD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20120055784 DEEDWARRSP
Recvd: 07/30/12 13:42 6 pgs
Fees:33.00 Taxes:647.50
20120730-0066962

7/2908128.3

the title to the Property to the Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 24th day of July, 2012.

GRANTOR:
RAO INVESTMENT GROUP, L.P.,
a Tennessee limited partnership

By: Richard A Odom
Richard A. Odom, General Partner

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, Anita H. Simpson, a Notary Public in and for the State and County aforesaid, personally appeared Richard A. Odom, 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 General Partner of **RAO INVESTMENT GROUP, L.P.**, the within named bargainor, a Tennessee limited partnership, and that as such General Partner, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as such General Partner.

WITNESS my hand and seal at office in Madison Tennessee, this the 24th day of July, 2012.

ANITA H. SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: May 24, 2015

GRANTOR:
D & R ODOM INVESTMENT GROUP, L.P.,
a Tennessee limited partnership

By: D G Odom
Douglas G. Odom, General Partner

By: Robbie H. Odom
Robbie H. Odom, General Partner

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, Anita H. Simpson a Notary Public in and for the State and County aforesaid, personally appeared Douglas G. Odom and Robbie H. Odom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the General Partners of **D & R ODOM INVESTMENT GROUP, L.P.**, the within named bargainor, a Tennessee limited partnership, and that as such General Partners, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by themselves as such General Partners.

WITNESS my hand and seal at office in Madison Tennessee, this the 23rd day of July, 2012.

ANITA H. SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. MAY 4, 2013
OF DAVIDSON

Notary Public

My Commission Expires: May 4, 2013

Exhibit A

Property Description

LAND in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of the Revision of Lots 3, 4 and 5, Rivergate Industrial Park, Section 3, Resubdivision of Lot 5 of the Resubdivision of Myatt Business Center Lot 1 and recorded as Instrument No. 20070424-0048444, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING a portion of the property conveyed to RAO Investment Group, LP and D & R Odom Investment Group, L.P. by instrument recorded in Book 1429, page 949, Register's Office for Davidson County, Tennessee, and a portion of the property conveyed to D & R Odom Investment Group, LP by instrument recorded in Book 11220, Page 880, said Register's Office, and a portion of the property conveyed to RAO Investment Group, L.P. by Quitclaim Deed dated January 5, 1999, and recorded in Book 11308, Page 615, said Register's Office, and a portion of the property conveyed to RAO Investment Group, L.P. and D & R Odom Investment Group, L.P. by Quitclaim Deed dated July __, 2012, and recorded as Instrument No. _____, said Register's Office.

20120725006515 3

Exhibit B

Permitted Encumbrances

1. Real estate taxes for the year 2012 and subsequent years for Map-Par. 043-03 0 027.00, which constitute a lien, but are not yet due and payable.

2. Plan of record as Instrument Number 20070424-0048444, Register's Office for Davidson County, Tennessee.

3. Reservation of utility easements as set out in deed of record in Book 6643, page 987 and Book 6643, Page 993; easement and right-of-way for sewer line retained in deed of record in Book 6643, Page 987 and Book 6643, Page 993, said Register's Office.

4. Declaration for Detention Pond Maintenance of record as Instrument Number 20040820-0100634, Register's Office for Davidson County, Tennessee.