ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
2121 Abbott Martin Partners, LLC 2002 Richard Jones Road, Suite C-200 Nashville, TN 37215	131-02-0-097	Owner

This instrument prepared by: Bradley Arant Boult Cummings LLP (APC)
1600 Division Street, Suite 700, Nashville, Tennessee 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 which are hereby acknowledged, **THE JOHN C. JEFFORDS TRUST** ("Grantor"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **2121 ABBOTT MARTIN PARTNERS, LLC**, a Tennessee limited liability company ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Exceptions"). This is improved property known as 4044 Hillsboro Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns in fee simple forever.

Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,126,687.00.

Affiant

Subscribed and sworn to before me this 14 day of August, 2012.

Notary Public
My Commission Expires: 9-9-2014

SUE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

010098-301011
7/2934729.5

BILL GARRETT, Davidson County
Trans:T20120060874 DEEDWARRSP
Recvd: 08/15/12 12:35 4 pgs
Fees:23.00 Taxes:15268.74
20120815-0073057

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 14th day of August, 2012.

GRANTOR:

THE JOHN C. JEFFORDS TRUST

By: Regions Bank, Co-Trustee

By: _____

Title: Senior Vice Pres.

STATE OF Tennessee)
COUNTY OF Davidson

Before me, Traci Bruce, of the state and county aforesaid, personally appeared Doug Kuhn 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 Sr. Vice President of Regions Bank, an Alabama banking corporation, a Co-Trustee of the within named bargainor, and that he as such Sr. Vice President executed the foregoing instrument for the purpose therein contained, by signing the name of the bank by himself as Sr. Vice President.

WITNESS my hand and seal, this 14th day of August, 2012.

_____
Notary Public
My Commission Expires: _____

TRACI BRUCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Bruce
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

EXHIBIT A

Legal Description of the Property

Land in Davidson County, Tennessee, being the southerly 25 feet of Lot No. 70 and all of Lot No. 71, as shown on the map entitled Colonial Heights, of record as Plat Book 1130, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said lot and part of said lot adjoin and front together 100 feet on the easterly side of Hillsboro Road and run back between parallel lines 300 feet to an alley.

Being the same property conveyed to JOHN C. JEFFORDS, by deed from ANN D. JEFFORDS, of record as Book 3031, page 361, dated March 4, 1960, said Register's Office. Being further conveyed to JOHN C. JEFFORDS, TRUSTEE by deed from JOHN C. JEFFORDS of record as Book 3406, page 625 dated July 27, 1962, said Register's Office. Order to Appoint Additional Trustee approved the appointment of J. DAVID TROTTER as a CO-TRUSTEE, filed in the Seventh Circuit Court for Davidson County (Probate Division), under Docket No. 09P-1783, Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2012 and subsequent years for Map-Par. 131-02-0-097.

2. If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

3. The Plan of record as Plat Book 1130, page 102, said Register's Office, shows the following matters: 80' front building setback and 40' rear building setback;

4. Unrecorded Lease dated April 1, 2006 to Yong Y. Lee and Dong Y. Lee d/b/a Town & County Cleaners & Laundry.

5. The plat of survey by Ted J. Stevenson, II, TN RLS No. 2136 shows the following matters:

    a. Setbacks as follows: Front 74' from centerline of travelway pavement; Front 50' from centerline of travelway pavement (non-arterial street); Rear 20', and Side 0'
    b. Utility lines crossing east and south property lines.