Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Key Investments, Inc. **P. O. Box 1569** **Brentwood, TN 37024**	**Map 159, Part of Parcels 95, and 244** **Map 159 – 72**	**Same**
This instrument prepared by: Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

WHEREAS, by deeds of conveyance recorded in the Register's Office for Davidson County, Tennessee, certain real property has previously been transferred and conveyed to **BRIGHT HOUR TRUST** dated December 13, 2000 (the "Trust"), with certain of said conveyances being made to Calvin Houghland, as Trustee for the benefit of the Trust; and

WHEREAS, the Trust has agreed to transfer and convey all of the real property which is more particularly described in EXHIBIT A, attached hereto (herein, the "Property"), pursuant to this instrument; and

WHEREAS, Calvin Houghland, Trustee, is deceased, and in accordance with the terms of the Trust, a memorandum of which is recorded in Instrument No. 20001214-0123114, Register's Office for Davidson County, Tennessee, the undersigned Trustee of said Trust, pursuant to the powers and authorities granted therein, hereby transfers, sells and conveys title to the Property in accordance with the terms set forth in this instrument.

NOW, THEREFORE, 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, **BRIGHT HOUR TRUST CREATED PURSUANT TO TRUST AGREEMENT DATED DECEMBER 13, 2000**, and

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10,550,000.00.

Affiant

Subscribed and sworn to before me this 4 day of October, 2012.

KRISTIE K. SOCHOVKA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 5-6-13

BILL GARRETT, Davidson County
Trans:T20120075767 DEEDWARRSP
Recvd: 10/05/12 12:39 8 pgs
Fees:43.00 Taxes:39035.00

20121005-0091444

7/2969149.2

being evidenced by Memorandum recorded as Instrument No. 20001214-0123114, Register's Office for Davidson County, Tennessee, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **KEY INVESTMENTS, INC.**, a Tennessee corporation (the "Grantee") Grantee's successors and assigns, certain property located in Davidson County, State of Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated herein by reference (the "Property").

This conveyance is subject to any and all liens, encumbrances, easements and other matters of record in Davidson County Register of Deed's Office which apply to the herein described property, together with rights of any parties in possession of the described property or any portion thereof.

This is improved property located on Old Hickory Boulevard, Nashville, Davidson County, Tennessee (TRACT 1) and Metropolitan Nashville, Davidson County, Tennessee and City of Oak Hill (TRACT 2).

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 further covenants and binds himself, his heirs, successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except that no warranty is made as to the amount of acreage in the Property.

This instrument is delivered to Grantee as a replacement of the original instrument of conveyance previously delivered by Grantor to Grantee, Grantee having misplaced said instrument prior to recordation thereof.

IN WITNESS WHEREOF, the undersigned, being authorized pursuant to the terms and conditions of the Trust, has executed this Special Warranty Deed on behalf of the Grantor effective as of the 1st day of July, 2005.

BRIGHT HOUR TRUST

By: _____ Trustee
J. Frank Crowell, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared J. FRANK CROWELL, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Trustee of the BRIGHT HOUR TRUST, the within named bargainor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as trustee of the BRIGHT HOUR TRUST.

WITNESS my hand and seal at office in Brentwood, Tennessee, this the 4 day of October, 2012.

Kristie K Sochovka
Notary Public

My Commission Expires:

5-6-13

KRISTIE K. SOCHOVKA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

TRACT 1

Being a parcel of land located in Metropolitan Nashville-Davidson County, Tennessee, and the City of Oak Hill bounded on the south by Old Hickory Boulevard, west by Gardner and Luken, north by Oman Drive and Key Investments, east by the State of Tennessee and Ward, being more particularly described as follows:

Beginning at a point on the northerly margin of Old Hickory Boulevard at the southeasterly corner of the herein described tract and the southwesterly corner of Ward as recorded in deed book 4537, page 990, same being the southeasterly corner of Key Investments 127 (deed) acre tract as recorded in deed book 1762, page 190, thence;

Along the northerly margin of Old Hickory Boulevard passing the city limits of Oak Hill at approximately 1250 feet and the southwest corner of the 127 acre tract at 1484 feet in all approximately 2141 feet to the southwesterly corner of the herein described tract, same being the southeasterly corner of Gardner as recorded in deed book 3974, page 164, and the southwesterly corner of Key Investments 68.11 acre tract as recorded in deed book 3162, page 161; thence,

Leaving the northerly margin of Old Hickory Boulevard along the westerly line of said 68.11 acre tract, same being the easterly line of Gardner, in a northerly direction approximately 1368 feet to a point, thence;

Continuing along the westerly line of the 68.11 acre tract and with Gardner in a northwesterly direction APPROXIMATELY 1720 feet to a point, thence;

With same in a northerly direction approximately 476 feet to the northeasterly corner of Gardner as recorded in deed book 6664, page 694, and the southeasterly corner of Luken as recorded in deed book 2438, page 195, thence;

Continuing along the westerly line of the 68.11 acre tract and the easterly line of Luken approximately 440 feet to Oman Drive, thence;

Along the southerly margin of Oman Drive in a northeasterly direction approximately 960 feet to a fence corner on the original westerly line of Key Investments' 75 acre tract as recorded in deed book 2438, page 97, across the street from the most southerly corner of a 25.02 acre tract conveyed by Key Investments to McCoehen Development as recorded in deed book 9603, page 406, thence;

Leaving Oman Drive along said westerly line of the 75 acre tract, same being the easterly line of a 2.80 acre tract as recorded in deed book 3073, page 145, with the fence in a southerly direction approximately 550' to a fence corner, thence;

Along a new division line severing the Key Investments property easterly with the fence approximately 450 feet; with same in a northeasterly direction with the fence for 245 feet and in

all approximately 400 feet to the original westerly line of the aforementioned 127 acre tract; along that original westerly line in a northerly direction approximately 120' to a fence corner, thence;

Along the original division line between the aforementioned 127 and 75 acre tracts northeasterly approximately 350 feet; with same northerly approximately 200 feet; with same northeasterly approximately 290 feet; with same northeasterly approximately 290 feet to a point lying 289 feet west of the original easterly boundary of Key Investments with the State of Tennessee; thence;

Along a new division line in a southwesterly direction approximately 90 feet to a point; with same southerly 451.43 feet to a point; easterly 528.77 feet to a point on the original easterly boundary of Key Investments; thence;

Along the original easterly boundary with the State of Tennessee property as recorded in Deed Book 5453, page 485 in a southeasterly direction 135.55 feet to the northwesterly corner of Key Investments 3.69 acre tract as recorded in Deed Book 220, page 612; thence;

Continuing in a southeasterly direction along the northerly boundary of said 3.69 acre tract and the State of Tennessee line 318.19 feet to a point; with same southeasterly 487.15 feet to the southeast corner of the 3.69 acre tract; thence;

Continuing southeast along the State of Tennessee property line 187.57 feet to a point at the northwesterly corner of Key Investments 14.3 (deed) acre tract as recorded in Deed Book 7088, page 948; thence;

Along the northerly boundary of said 14.3 acre tract in a southeasterly direction 388.57 feet to a point; with same southerly 753.16 feet to a point; with same northeasterly 115.11 feet to a point; with same southeasterly approximately 199 feet to a point at the northeasterly corner of a 2.43 acre residential lot (Parcel 99), in all 298.54 feet to a point; thence;

Continuing along the easterly line of the 2.43 acre residential lot southwesterly 111.41 feet to a point; with same southerly 307.74 feet to a point in an easement road; thence;

Along Ward's northerly line northwesterly 216 feet to a point, with same southwesterly 216 feet to a point, with same westerly approximately 460 feet to a point at Ward's northeast corner, same being the southwest corner of Key Investments' 14.3 acre tract, thence;

Along the easterly line of Key Investments' 127 acre tract and Ward's westerly line in a southerly direction approximately 1367 feet to the beginning, containing 215.5 acres, more or less.

Being the same property conveyed to Bright Hour Trust by deed of record as Instrument No. 20001214-0123115, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THE CONVEYANCE MADE HEREBY IS THE FOLLOWING:

Being a parcel of land located in the City of Oak Hill, Metropolitan Nashville-Davidson County, Tennessee, a portion of the Calvin Houghland property as recorded in deed book 9975, page 714, bounded on the west by Houghland, north by Radnor Lake State Natural Area, east by Radnor Lake State Natural Area, Houghland, and Woodward Hills Subdivision, south by Old Hickory Boulevard, being more particularly described as follows:

Beginning at a point on the northerly margin of Old Hickory Boulevard at the southeast corner of the tract herein described, being the southeast corner of Houghland's 127 acre tract as recorded in deed book 1762, page 190, formerly the southwest corner of Ward as recorded in deed book 4537, page 990, now being the southwest corner of Woodward Hills subdivision as recorded in plat book 9700, page 900; thence

along the northerly margin of Old Hickory Boulevard westerly approximately 1530 feet to a point lying about 63 feet west of the Oak Hill city limits; thence,

leaving Old Hickory Boulevard along new division lines severing the Houghland property northerly along the westerly side of a board fence about 750 feet; leaving the fence northwesterly about 1230 feet to a point in the saddle of two hills at approximate elevation 827.9 feet; northeasterly with the meanders of the westerly side of a ridge about 1500 feet to a high point at approximate elevation 1148.9 feet; northerly approximately 120 feet to a point on the original northerly boundary of Houghland with the State of Tennessee property as recorded in deed book 10294, page 407, being the northwest corner of the tract herein described; thence,

along said northerly boundary with the Radnor Lake State Natural Area property easterly 369 feet to the southeast corner of the State of Tennessee 6.614 acre tract, southeasterly 135.55 feet to the northwesterly corner of Key Investments 3.69 acre tract as recorded in deed book 2200, page 612; continuing with the Radnor Lake property southeasterly 318.19 feet; continuing with the Radnor Lake property southeasterly 487.15 feet to a point at the southeast corner of said 3.69 acre tract; southeasterly 187.57 feet to a point at the northwest corner of Key Investments 14.3 acre tract as recorded in deed book 7088, page 948; continuing with the Radnor Lake property and the northerly boundary of the 14.3 acre tract southeasterly 388.57 feet; southerly 753.16 feet; northeasterly 115.11 feet; southeasterly 199 feet to a point at the northeasterly corner of a 2.43 acre residential lot (Parcel 99) , in all 298.54 feet; thence

leaving the Radnor Lake property along the southerly line of the 2.43 acre lot and the westerly line of Houghland's 12.49 acre tract as recorded in deed book page southwesterly 111.41 feet; southerly 307.74 feet to a point in an easement road; thence,

along the southerly line of said 2.49 acre lot, same being the northerly line of Woodward Hills Subdivision northwesterly 216 feet; southwesterly 215; westerly 460 feet to a point at the northwest corner of Woodward Hills and the southwest corner of Key Investments 14.3 acre tract; thence,

continuing along the westerly line of Woodward Hills in a southerly direction approximately 1328 feet to the beginning, containing 126.5 acres, more or less.

Being the same property conveyed to Key Investments, Inc. by Instrument No. 20050308-0025856, Register's Office for Davidson County, Tennessee.

TRACT 2

Being a parcel of land located in Metropolitan Nashville-Davidson County, Tennessee, bounded on the west by Houghland, Oman Drive and the Metropolitan Water and Sewer Department lot, north by Vanderbilt University, east by Radnor Lake State Natural Area, south by Houghland, being more particularly described as follows:

Beginning at a point on the southerly margin of Oman Drive at the northeast corner of Houghland's 2.80 acre tract as recorded in deed book 3073, page 145, lying on the original westerly boundary of the parent tract south of the southwest corner of the McCoehen Development 25.02 acre tract as recorded in deed book 9603, page 406; thence

along the easterly margin of Oman Drive northerly approximately 1009 feet to a point at the southwest corner of the Metropolitan Nashville Water and Sewer Department 0.7 acre lot as recorded in Circuit Court docket number 89C-2290; thence,

along the bounds of said 0.7 acre lot easterly 145 feet; northerly 125 feet; northwesterly 201 feet; westerly 20 feet to a point on the easterly margin of Oman Drive; thence,

along said margin of Oman Drive northerly approximately 717 feet to a point at the easterly terminus of Oman Drive on the westerly boundary of the Vanderbilt University property as recorded in deed book 2196, page 332; thence

leaving Oman Drive along the westerly boundary of Vanderbilt University with its courses in a southerly direction approximately 963 feet; along the southerly boundary 88 feet; along the easterly boundary with its courses in a northerly direction approximately 430 feet; northeasterly 264 feet; easterly 323 feet to a point on the westerly boundary of the State of Tennessee property at the northeast corner of the tract herein described; thence,

along said westerly boundary of the Radnor Lake State Natural Area property with its courses in a southerly direction approximately 1412 feet; thence,

along the northerly boundary of Houghland's 215.5 acre tract as recorded in deed book 9975, page 714 with its courses westerly 290 feet; southerly 200 feet; southwesterly 350 feet; southerly 120 feet; westerly along a fence 850 feet to a point on the original westerly boundary of the parent tract; thence,

along the easterly boundary of Houghland's 2.80 acre tract in a northerly direction approximately 508 feet to the beginning, containing 44 acres more or less.

Being the same property conveyed to Calvin Houghland, Trustee of the Bright Hour Trust, by deed of record as Instrument No. 20050309-0026074, Register's Office for Davidson County, Tennessee.