Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #12-1411

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John W. McClellan, and wife Jo Ella McClellan**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Curtis Shaw Child, Trustee, of the Sons of Deston Trust Agreement, dated October 25, 2012**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lots 1101 and 1103 on the Plan of Block 144, Plan No. 1, West Nashville, as shown on the plat of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to John W. McClellan and wife Jo Ella McClellan, by deed dated 11-6-09, and recorded as Instrument No. 20091109-0103559, RODC.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year which have been prorated between the parties.

This is commercial improved property, known as: 5200 Charlotte Ave., Nashville TN, 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenant and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 29th day of October, 2012.

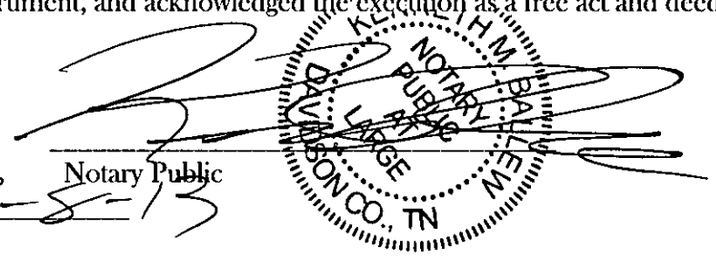
John W. McClellan

Jo Ella McClellan

BILL GARRETT, Davidson County
Trans:T20120084973 DEEDWARRSP
Recvd: 11/06/12 15:09 2 pgs
Fees:13.00 Taxes:2775.00
20121106-0102565

State of Tennessee)
County of Davidson)

On this 29th day of October, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John W. McClellan and Jo Ella McClellan, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary Public

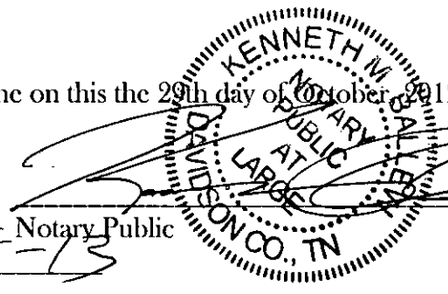
My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 750,000.00.

Affiant

Sworn and subscribed before me on this the 29th day of October, 2012.



Notary Public

My Commission Expires: 7-8-13

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Curtis Shaw Child, Trustee, PO BOX 210249 Nashville, TN 37221	SAME	91-15-96