SPECIAL WARRANTY DEED

FROM: David Greif, Nancy Greif Alan Benton, Melinda Benton, Leon Greif, Leon Greif as "Custodian for Michael Greif", and Michael Greif, collectively, Grantors

This instrument was prepared by:
Edward H. Burrell
Stites & Harbison
401 Commerce Street, Suite 800
SunTrust Plaza
Nashville, Tennessee 37219

TO: Thomas C. Smith and David M. Cowan, Grantees

Address of New Owner as follows:
Thomas C. Smith and
David M. Cowan
2928 Foster Creighton Drive
Nashville, Tennessee 37204

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:

SAME

Map-Parcel Number:

118-06-043

BILL GARRETT, Davidson County
Trans:T20120089293 DEEDWARRSP
Recvd: 11/21/12 14:20 4 pgs
Fees:23.00 Taxes:814.00

20121121-0107633

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Twenty Thousand Twenty and no/100 Dollars ($220,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this THE 20th day of November, 2012.

Notary Public

My Commission Expires: 9/9/2014

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

10393N:121281:967673:2:NASHVILLE
11/16/12

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, David Greif, Nancy Greif, Alan Benton, Melinda Benton, Leon Greif, Leon Greif as "Custodian for Michael Greif, formerly a minor, under the Tennessee Uniform Transfers to Minors Act", and Michael Greif, _ (collectively, the "Grantors"), have bargained and sold, and by these presents does transfer and convey unto Tom Smith and Matt Cowan, (the "Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements located thereon (the "Property").

The Property is improved property known as 2938 Foster Creighton Drive, Nashville, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

And Grantors do covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

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

Grantors do further covenant and bind Grantors, their successors and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantors, but no further or

otherwise, (other than claims arising from the matters set forth on Exhibit B), to which this conveyance is expressly made subject.

Witness our hand(s) this 20th. day of November, 2012.

GRANTORS:

David Greif

Nancy Greif

Alan Benton

Melinda Benton

GRANTORS:

Leon Greif

Leon Greif, Custodian for Michael Greif

Michael Greif

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Greif, Nancy Greif, Alan Benton, Melinda Benton, Leon Greif, Leon Greif, "as "Custodian for Michael Greif, a minor, under the Tennessee Uniform Transfers to Minor Act" (the said Michael Greif now being of the age of majority) and Michael Greif, the bargainors ,with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, on their respective oaths, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th.Day of November, 2012.

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 9/9/2014

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 104, on the Plan of Sidco Subdivision, Section III, of record in Book 2663, page 41, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 104 fronts 85 feet on the easterly side of Foster Creighton Drive and runs back between parallel lines 180 feet to a dead line.

Being the same property conveyed to David Greif, Nancy Greif, Alan Benton, Melinda Benton, Leon Greif, and Leon Greif, "as custodian for Michael Greif, a minor, under the Tennessee Uniform Transfers to Minors Act" by deed of record in Instrument No. 200001030098144, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes and assessments for the year 2013, and subsequent years.

2. All matters shown on the plat of record in Book 2663, Page 41, in the Register's Office for Davidson County, Tennessee.

3. Covenants, easements, restrictions, reservations and all other rights contained in deed of record in Book 2152, page 347, in the Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants contained in Book 2708, page 87, as amended in Book 2741, page 553, Book 3029, page 174, and Book 3221, page 12, in the Register's Office for Davidson County, Tennessee.

5. Rights of tenants under any unrecorded leases.