BILL GARRETT, Davidson County
Trans:T20120092356 DEEDWARRSP
Recvd: 12/04/12 10:06 3 pgs
Fees:18.00 Taxes:26640.00
20121204-0111254

THIS INSTRUMENT PREPARED BY:
W. Lee Corbett, P.C.
CORBETTCROCKETT
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203
(615) 383-0500

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $7,200,000.00

AFFIANT

Subscribed and sworn to before me, this 3rd day of December, 2012.

Notary Public

My Commission Expires:

MORGAN GAWLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires July 7, 2014

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
2002 BMJ Rechter Insurance Trust Suite 1030 American Center 3100 West End Avenue Nashville, Tennessee 37203	SAME	Map 130-03-0 Parcel 122.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seven Million Two Hundred Thousand Dollars and no/100 Dollars ($7,200,000.00), paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged; **Benjamin R. Rechter** and **Joan K. Rechter,** husband and wife, hereinafter collectively called the Grantors, have bargained and sold, and by these presents do transfer and convey to the **2002 BMJ Rechter Insurance Trust,** created under agreement dated July 30, 2002, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> BEING Lot No. 1 on the Plan of Jackson Estates of record in Plat Book 6900, page 107, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Ben R. Rechter and Joan K. Rechter, husband and wife, by deed from R. Thomas Patten and wife, Patsy S. Patten of record in Book 7047, page 790,

Register's Office for Davidson County, Tennessee, dated November 20 and 1986 recorded on November 21, 1986.

(hereinafter called the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantors further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but not further or otherwise. 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.

This conveyance is made subject to the following exceptions:

1. General or special taxes and assessments for the year 2012, a lien due and payable but not yet delinquent, and for subsequent years.

2. Subject to all matters shown on the Plan of record in Plat Book 6800, page 107 and 108, Register's Office for Davidson County, Tennessee.

3. Subject to Declaration of Protective Covenants, Conditions and Restrictions for Jackson Estates of record in Book 7047, page 782, Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Subject to a general permit to Southern Bell Telephone and Telegraph Company of record in Book 1221, page 378, as amended in Book 4603, page 385, Register's Office for Davidson County, Tennessee.

5. Subject to underground utility easements to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government of record in Book 7950, page 643, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 540 Jackson Boulevard, Nashville, Davidson County, Tennessee.

[Remainder of page left blank intentionally. Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantors have executed this deed as of the 3rd day of December, 2012.

Benjamin R. Rechter

Joan K. Rechter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, **Benjamin R. Rechter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 3rd day of December, 2012.

MORGAN CAWLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 7, 2014

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, **Joan K. Rechter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 3rd day of December, 2012.

MORGAN CAWLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 7, 2014

Notary Public

My Commission Expires: _____