SPECIAL WARRANTY DEED

TO:	Brock-Sloss, LLC	This instrument was prepared by: Sherrard & Roe, PLC 150 3rd Avenue South, Suite 1100 Nashville, TN 37201
FROM:	Bruce Yazdian and Behrooz Yazdian	

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Brock-Sloss, LLC 3630 Redmon Street Nashville, TN 37209	Same	Map 092-09 Parcels 222, 221, 220, 219, 218, and 217

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $735,000.00

Affiant

Sworn to and subscribed before me, this 17th day of December, 2012.

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

Notary Public

TRACI BRUCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bruce Yazdian and Behrooz Yazdian** (hereinafter collectively called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Brock-Sloss, LLC**, a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County. Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is unimproved property containing approximately 1.11 acres located at the corner of Charlotte Pike and 37th Avenue North, Nashville, Davidson, County, Tennessee 37209.

BILL GARRETT, Davidson County
Trans:T20120096491 DEEDWARRSP
Recvd: 12/18/12 08:29 6 pgs
Fees:33.00 Taxes:2719.50
20121218-0116275

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 17th day of December, 2012.

SELLER:

Bruce Yazdian

Behrooz Yazdian

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid. personally appeared Bruce Yazdian, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 17th day of December, 2012.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid. personally appeared Behrooz Yazdian, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 17th day of December. 2012.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

EXHIBIT A

PROPERTY DESCRIPTION

Tract 1:
LAND in Davidson County, Tennessee, being Lot No. 80, on the Plan of W.R. Wilson Subdivision, as shown on plat of record in Plat Book 332, page 161, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Behrooz Yazdian and Shahram Abe Yazdian by deed from Harold S. Bernard of record in Book 6864, page 405, Register's Office for Davidson County, Tennessee. The said Shahram Abe Yazdian having conveyed his interest to the subject property to Siroos Yazdian, by quitclaim deed of record in Book 9691, page 537, Register's Office for Davidson County, Tennessee. The said Siroos Yazdian having conveyed his interest to the subject property to Bruce Yazdian, by quitclaim deed of record in Instrument No. 20100907-0070723, Register's Office for Davidson County, Tennessee.

Tract 2:
LAND in Davidson County, Tennessee, being Lot No. 6, in the Subdivision of W.R. Wilson Tract, as shown on plat of record in Plat Book 332, page 161, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 62 7/10 feet on the northerly side of Charlotte Avenue and runs back between parallel lines with the west side of Fremont Street, 150 feet to an alley.

Tract 3:
LAND in Davidson County, Tennessee, being Lot No. 7, on the Map of W.R. Wilson Subdivision, as shown on plat of record in Plat Book 332, page 161, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the northerly side of Cedar Street, now Charlotte Avenue and runs back between parallel lines 150 feet to an alley.

Tract 4:
LAND in Davidson County, Tennessee, being Lot No. 8, on the Plan of W.R. Wilson Tract, as shown on plat of record in Plat Book 332, page 161, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the northerly side of Charlotte Avenue and runs back between parallel lines 150 feet to an alley.

Tract 5:
LAND in Davidson County, Tennessee, being Lot No. 9, in the Subdivision of W.R. Wilson Tract. as shown on plat of record in Plat Book 332, page 161, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 50 feet on the northerly side of Charlotte Pike and runs back between parallel lines 150 feet to an alley.

Tract 6:
LAND in Davidson County, Tennessee, being Lot No. 10, on the Map of the Subdivision of W.R. Wilson Tract, as shown on plat of record in Plat Book 332, page 161, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 62.7 feet on the north side of Charlotte Avenue and runs back between parallel lines along the east margin of 37th Avenue, North 150 feet to an alley and fronts 62.7 feet on said alley.

Tracts 2, 3, 4, 5 and 6 all being the same property conveyed to Behrooz Yazdian and Shahram Abe Yazdian by deed from Harold S. Bernard of record in Book 6864, page 408, Register's Office for Davidson County, Tennessee. The said Shahram Abe Yazdian having conveyed his interest to the subject property to Siroos Yazdian, by quitclaim deed of record in Book 9691, page 537, Register's Office for Davidson County, Tennessee. The said Siroos Yazdian having conveyed his interest to the subject property to Bruce Yazdian, by quitclaim deed of record in Instrument No. 20 100907-0070723, Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes for the year 2013 and future years, a lien not yet due and payable.