ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Spann Brothers, GP P. O. Box 40386 Nashville, Tennessee 37204	118-11 Parcel 140.	Owner

This instrument prepared by: Bradley Arant Boult Cummings LLP
1600 Division Street, Suite 700, Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20120097009 DEEDWARRSP
Recvd: 12/19/12 11:32 4 pgs
Fees:23.00 Taxes:1914.75
20121219-0116890

SPECIAL WARRANTY DEED

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, **SPANN INSURANCE, INC.**, a Tennessee corporation (the "**Grantor**"), has bargained and sold, and by these presents transfers and conveys to **SPANN BROTHERS, GP**, a Tennessee general partnership (the "**Grantee**"), Grantee's successors and assigns, the real property described in Schedule 1 attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the public roads and public rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to no matters arising by, through or under Grantor other than the matters described on Schedule 2, attached hereto and incorporated herein by reference (the "**Permitted Encumbrances**").

This is improved property located at 710 Thompson Lane, Nashville, Davidson County, Tennessee.

This Special Warranty Deed has been prepared at the Grantee's request without survey or examination or legal opinion of title.

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, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances arising by, through or under Grantor, except the Permitted Encumbrances.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, which is greater, for this transfer is $517,500.00.

Affiant

Subscribed and sworn to before me this 30th day of November, 2012.

CINDY FOSTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 7-7-2014

Grantor covenants and binds itself and its heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 30th day of November, 2012.

GRANTOR

SPANN INSURANCE, INC.,
a Tennessee corporation

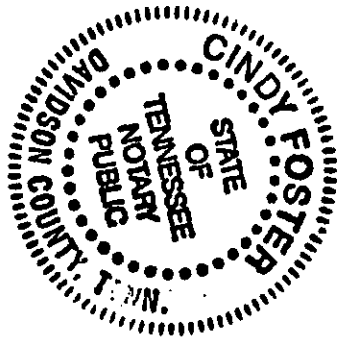
By: Gwen K. Spann, Pres.
Name: Gwen K. Spann
Title: President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, Cindy Foster, a Notary Public in and for the State and County aforesaid, personally appeared Gwen K. Spann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of Spann Insurance, Inc., a Tennessee corporation, and that as such President, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as President.

WITNESS my hand and seal at office, this the 30th day of November, 2012.



Cindy Foster
Notary Public

My Commission Expires: 7-7-2014

SCHEDULE 1 TO SPECIAL WARRANTY DEED

PROPERTY

Land in Davidson County, Tennessee, being Lot No. 20, Block "J" on the Plan of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office Davidson County, being more particularly described as follows:

Beginning at a point in the southeast corner of the herein described plat, said point being in the northerly right-of-way line of Thompson Lane and 442.6 feet westerly from the centerline of East Iris Drive;

Thence North 85°31' West along said northerly right-of-way line for a distance of 79.4 feet to a point;

Thence North 4°33' East for a distance of 134.25 feet to a point;

Thence South 85°08' East for a distance of 79.40 feet to a point;

Thence South 4°33' West for a distance of 133.70 feet to a point on the northerly right-of-way line of Thompson Lane, said point being the Point of Beginning.

Being the same land described in that certain Special Warranty Deed dated June 22, 1983 from Exxon Corporation, a New Jersey corporation (successor by merger to Humble Oil & Refining Company) to Spann Insurance, Inc. a Tennessee corporation, as of record in Book 6087, page 420 of the Register's Office for Davidson County, Tennessee.

SCHEDULE 2 TO SPECIAL WARRANTY DEED

PERMITTED ENCUMBRANCES

1. Real estate taxes for the year 2012 and subsequent years, which are not yet due and payable.

2. Those restrictions, covenants and conditions contained in Deed Book 6087, page 420, Register's Office for Davidson County, Tennessee.

3. All other matters of title which a title search would reveal.