BILL GARRETT, Davidson County
Trans:T20120099639 DEEDWARRSP
Recvd: 12/28/12 14:11 4 pgs
Fees:23.00 Taxes:8140.00
20121228-0120196

THIS INSTRUMENT PREPARED BY:
Adams and Reese LLP (DRH)
424 Church Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
John M. Rooney and
Cynthia L. Kuelbs, Co-Trustees
Mark A. Fischer, Trustee
12805 Three Canyons Point
San Diego, CA 92130

SEND TAX BILL TO:
Same

MAP-PARCEL
Map 118-12
Parcel 39.01

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **GREEN & LITTLE, L.P.**, a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **JOHN M. ROONEY AND CYNTHIA L. KUELBS, CO-TRUSTEES OF THE JOHN M. ROONEY AND CYNTHIA L. KUELBS TRUST DATED OCTOBER 16, 2001,** as to a fifty percent (50%) undivided interest, and unto **MARK A. FISCHER, TRUSTEE OF THE FISCHER FAMILY TRUST DATED NOVEMBER 28, 1995,** as to a fifty percent (50%) undivided interest, as tenants in common (collectively, the "Grantee"), and Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

This is improved property known as 618 Thompson Lane, Nashville, Tennessee.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

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, and Grantee's successors and assigns, forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, and to Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

Whenever 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, the Grantor has caused this instrument to be executed as of the 28th day of December, 2012.

GREEN & LITTLE, L.P., a Tennessee limited partnership

By: _____
Lee K. Zoller, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lee K. Zoller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of GREEN & LITTLE, L.P., the within named bargainor, a Tennessee limited partnership, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as President.

WITNESS my hand, at office, this 27th day of December, 2012.

_____
NOTARY PUBLIC

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires:
6-21-16

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $2,200,000.00.

_____
Affiant

Subscribed and sworn to before me
this 27th day of December, 2012.

_____
Notary Public
My Commission Expires: 6-21-16

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

EXHIBIT A

Land in Davidson County, Tennessee, described according to a Boundary Survey dated December 7, 1995 by R. Scot Cherry, Registered Land Surveyor No. 1512, as follows:

Beginning at a concrete monument in the northerly margin of Thompson Lane, said point being the southwest corner of the Laura Couser property of record in Deed Book 7720, page 958, Register's Office for Davidson County, Tennessee, said point also being the southeast corner of the herein described tract.

Thence, along said road, N 85° 37' 00"W, a distance of 73.21 feet to an iron rod;

Thence, along said road, along a curve to the right, having a central angle of 86° 12' 00", a radius of 50.00 feet, a tangent of 46.79 feet, a length of 75.22 feet and having a chord which bears N 42° 31' 00" W, a distance of 68.33 feet to an iron rod situated on the easterly margin of Eugenia Avenue;

Thence, along said road, N 00° 35' 00"E, a distance of 203.21 feet to an iron rod;

Thence, leaving said road, S 85° 37' 00" E, a distance of 120.00 feet to an iron rod;

Thence, S 00° 35' 00" W, a distance of 250.00 feet to the point of beginning and containing 0.68 acres of land more or less.

Being the same property conveyed to Green & Little L.L.C., a Tennessee limited liability company, by deed from Joseph V. Russell and Associates, of record in Book 9889, page 590, dated December 15, 1995, said Register's Office. The said Green & Little, L.L.C., a Tennessee limited liability company, having since merged with Green & Little General Partnership as evidenced by Certificate of Merger, of record as Instrument No. 20060103-0000346, dated December 30, 1999, said Register's Office. The said Green & Little General Partnership is now known as Green & Little L.P., a Tennessee limited partnership, as evidenced by Certificate of Merger, of record as Instrument No. 20050310-0026853, dated December 29, 2004, said Register's Office.

EXHIBIT B

1. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20080123-0007011 and in Instrument No. 20080409-0035733, Register's Office for Davidson County, Tennessee.

2. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease referenced in the Memorandum of Lease between Green & Little, L.P., a Tennessee limited partnership, and Wachovia Bank, National Association, of record in Instrument No. 20071015-0122153, said Register's Office.

3. Reservation of drainage easement across rear of property contained in the deed of record in Book 3375, Page 240, said Register's Office.

4. Matters described on ALTA/ACSM Land Title Survey, dated June 24, 2010, prepared by J. Alan Cummings, TN No. 2351, Crawford and Cummings, P.C., 1929 21st Avenue, South, Nashville, Tennessee 37212, Job No. 10-046.