(4)

WARRANTY DEED

25796

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF December, 2012.

Notary Public

(Affix Seal)

My Commission Expires: 11/15/2015

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
McGowan Investments, Inc.	New Owner	MAP/PARCEL 187 00 0 009.00
6901 Lenox Village Drive, Ste107		MAP/PARCEL 187 00 0 178.00 MAP/PARCEL 187 00 0 154.00
Nashville, Tennessee 37211		MAP/PARCEL 187 00 0 155.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, TURNER FARMS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto MCGOWAN INVESTMENTS, INC, A TENNESSEE CORPORATION, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

FOR COMPLETE LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO, WHICH IS INCORPORATED HEREIN BY REFERENCE AS FULLY AS IF SET FORTH HEREIN VERBATIM.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2012 are a lien against said property. Map/Parcel 187 00 0 009.00; Map/Parcel 187 00 0 178.00; Map/Parcel 187 00 0 154.00; Map/Parcel 187 00 0 155.00
b. All matters appearing on the Boundary Survey dated December 30, 2005 by Leading Edge Land Services.
c. Parcel No. 178.00 does not have direct access to a public road.

This is (X) unimproved property known as Burkitt Rd, Antioch, Tennessee

BILL GARRETT, Davidson County
Trans:T20120099981 DEEDWARR
Recvd: 12/31/12 12:54 4 pgs
Fees:23.00 Taxes:4440.00
20121231-0120692

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, its successors and assigns forever; and the GRANTORS, does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and its further covenants and binds itself, it successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, its successors and assigns, against the lawful claims of all persons whomsoever.

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.

Witness my/our hand(s) this 27 day of December, 2012:

Turner Farms, LLC

James C D Franks s/m by Lorraine Cash his co attor In fact
By James C. D. Franks, Chief Manager
By Lorraine Cash, His Company Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Lorraine Cash, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Company Attorney In Fact for James C.D. Franks, Chief Manager of Turner Farms, LLC., the within bargainor, a Tennessee limited liability company, and that she as such Company Attorney In Fact, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company, by herself as such Company Attorney In Fact.

Witness my hand this 27 Day of December, 2012, in Franklin, Tennessee.

Notary Public

My Commission Expires: 4/28/2013



My Commission Expires April 28, 2013

EXHIBIT A

(Page 1 of 2)

Being a certain tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee and a portion of the lands conveyed to Karen G. King of record in Deed Book 9536, Page 828, Register's Office for Davidson County (R.O.D.C.), containing parcels 9, 154, 155 and 178 on Davidson County tax map 187 and being more particularly described as follows:

Beginning at a point in the southerly margin of Burkitt Road (50' R.O.W.), said point being the northwesterly corner of the Patricia C. Smith property, of record in Instrument #20020827-0103556, R.O.D.C., and the northeasterly corner of the property described herein;

Thence, with the westerly line of said Patricia C. Smith property, South 4°37'43" West, 874.05 feet to a point at the southwesterly corner of said Patricia C. Smith property and a northwesterly corner of the Gene H. Smith property of record in Instrument #20020827-0103555, R.O.D.C.;

Thence, with the westerly line of said Gene H. Smith property the following four courses:

South 7°52'38" West, 20.09 feet to a point;

South 4°45'01" West, 393.82 feet to a point;

South 5°53'53" West, 332.27 feet to a point;

South 5°21'18" West, 897.85 feet to a point at the southwesterly corner of said Gene H. Smith property and in the northerly line of the Burkitt Place Development, LLC property of record in Instrument #20050816-0096917, R.O.D.C.;

Thence, with the northerly line of said Burkitt Place property the following five courses:

North 37°49'24" West, 1669.16 feet to a point;

North 55°37'26" West, 43.03 feet to a point;

North 79°30'17" West, 178.09 feet to a point;

North 3°10'47" East, 58.33 feet to a point;

North 82°48'21" West, 149.23 feet to a point at the southeasterly corner of the Terry M. and Tessa J. Talley property of record in Deed Book 10804, Page 217, R.O.D.C.;

Thence, with said Talley property, North 4°54'36" East, 318.34 feet to a point at the southwesterly corner of the Elvis G. and Janice Hollers property, also known as Lot 1 of the Goodwin Subdivision of record in Deed Book 9536, Page 830, R.O.D.C.

Thence, with said Hollers property, South 76°25'56" East, 167.51 feet to a point;

Thence, continuing with said Hollers property, North 13°43'18" East, 36.24 feet to a point at the southwesterly corner of the Eckhardt Exchange Corporation property, also known as Lot 2 of the Goodwin Subdivision of record in Instrument #20040224-0020769, R.O.D.C.;

Thence, with said Eckhardt Exchange Corporation property the following three calls:

South 77°10'56" East, 163.87 feet to a point;

North 4°09'10" East, 435.33 feet to a point;

North 5°23'50" West, 150.48 feet to a point in the southerly margin of Burkitt Road;

Thence, along the southerly margin of Burkitt Road, northeasterly with a curve to the left 75.00 feet, said curve having a central angle of 5°02'10", a radius of 853.32 feet, a tangent length of 37.53 feet, a chord bearing of North 69°07'14" East and a chord length of 74.98 feet, to a point at the northwesterly corner of the Karen G. King, property of record in Instrument #20041007-012136, R.O.D.C.;

Thence, with said King property the following four calls:

South 7°01'44" East, 370.45 feet to a point;

North 76°41'27" East, 530.31 feet to a point;

North 1°32'58" East, 24.76 feet to a point;

North 1°45'59" East, 436.54 feet to a point in the southerly margin of Burkitt Road;

Thence, along the southerly margin of Burkitt Road, northeasterly with a curve to the right 154.22 feet, said curve having a central angle of 10°54'43", a radius of 809.76 feet, a tangent length of 77.34 feet, a chord bearing of South 89°23'17" East and a chord distance of 153.98 feet, to a point;

Thence, continuing with the southerly margin of Burkitt Road, South 83°55'59" East, 429.88 feet to the point of beginning, containing 46.627 acres more or less.

Being the same property conveyed to Turner Farms, LLC, a Tennessee limited liability company by warranty deed from Karen G. King, a married person, dated January 29, 2006, of record in Instrument No. 20060130-0011394, Register's Office for Davidson County, Tennessee.