Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Charles W. Fawcett, III 210 Venture Circle Nashville, TN 37228-1604	SAME	070-16-0-032 070-16-0-033
This instrument prepared by: Charles S. Sanger, Bradley Arant Boult Cummings, LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPEICAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Nashville INS, LLC**, f/k/a DGC Nashville, LLC ("Grantor") has bargained and sold, and hereby transfers and conveys to **Charles W. Fawcett, III** ("Grantee"), his heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever.

Grantor covenants to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

Without limiting the foregoing, this conveyance is expressly subject to those matters listed on Exhibit B.

This is improved property, known as **247 Venture Circle and 251 Venture Circle, Nashville, Tennessee 37228.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $800,000.00.

Affiant

Subscribed and sworn to before me, this the 31 day of December, 2012.

Notary Public
My Commission Expires: 11/4/2013

MARTINE BURNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013

7/303187v1
205722-303902 12/28/12

BILL GARRETT, Davidson County
Trans:T20130000405 DEEDWARRSP
Recvd: 01/02/13 15:02 4 pgs
Fees:23.00 Taxes:2960.00

20130102-0000481

Executed this 28 day of December, 2012.

DGC Nashville, LLC, f/k/a DGC Nashville, LLC

By: _____

Title: _____

STATE OF KENTUCKY)
COUNTY OF Warren)

Before me, Lesslye Harris the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David G. Chandler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the member of **DGC Nashville, LLC**, f/k/a DGC Nashville, LLC, the within named bargainor and a Tennessee Company, and that as such member of **DGC Nashville, LLC**, f/k/a DGC Nashville, LLC, he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of **DGC Nashville, LLC**, f/k/a DGC Nashville, LLC, by himself as such David G. Chandler.

WITNESS my hand and seal at office in Nashville, Tennessee, this 28 day of December, 2012.

LESSLYE P. HARRIS
NOTARY PUBLIC
STATE AT LARGE, KENTUCKY
My Commission Expires March 17,2014
Notary ID 416078

_____
Notary Public
My Commission Expires: March 17, 2014

EXHIBIT A

Land in the First Civil District of Davidson County, Tennessee, being all of Lots 8D-1 and 8D-2 on the Plan of the Resubdivision of MetroCenter, Tract 8D, of record as Instrument Number 20001026-0106282, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to DAVID G. CHANDLER, by deed from AMERICAN REALTY TRUST, of record as Instrument No. 20001221-0125468, dated December 19, 2000, said Register's Office. Then being further conveyed to DGC NASHVILLE, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, by Quitclaim Deed from DAVID G. CHANDLER, of record as Instrument No. 20010606-0059477, dated June 5, 2001, said Register's Office. DGC Nashville, LLC is now known as Nashville INS, LLC

EXHIBIT B

1. Davidson County taxes for 2013, Map-Par. 070-16-0-033.

2. Davidson County taxes for 2013, Map-Par. 070-16-0-032.

3. Matters shown on the Plan of record in Plat Book 7900, page 116, Plat 9700, page 921, and as Instrument No. 20001026-0106282, said Register's Office.

4. Restrictive Covenants contained in an instrument of record in Book 5242, page 389, as amended in Book 5792, page 787, and Book 7012, page 61, said Register's Office.

5. Master Deed of record in Book 5026, page 783, as amended in Book 5035, page 967, said Register's Office.

6. Common Access and Utility Easement (Venture Circle, a private road) as set out on the Plat of record in Plat Book 7900, page 116, said Register's Office.

7. Amendment to Protective Covenants and Waiver of Repurchase Right for MetroCenter Tracts of record in Book 11503, page 607, said Register's Office.

8. Restrictive Covenants in favor of Arby's, Inc of record in Book 9382, page 56, said Register's Office.

9. Restrictive Covenants in favor of Taco Bell Corp. of record in Book 9420, page 176, said Register's Office.

10. Declaration of Agreements, Charges, Assessments and Liens for MetroCenter Business Park of record in Book 7487, page 952, as amended in Book 10602, page 499, said Register's Office.

11. Grant of Underground Utility Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of record as Instrument No. 20010727-0079788, said Register's Office.