THIS INSTRUMENT PREPARED BY:
W. Lee Corbett, P.C.
CORBETT CROCKETT
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203
(615) 383-0500

BILL GARRETT, Davidson County
Trans:T20130016877 DEEDWARRSP
Recvd: 02/28/13 15:50 3 pgs
Fees:18.00 Taxes:6845.00
20130228-0020332

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,850,000.00.

AFFIANT

Subscribed and sworn to before me, this 28th day of February, 2013.

Notary Public

My Commission Expires:

LISSA W. ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 5, 2014

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Rowland Investments 5912 Hillsboro Road Nashville, TN 37215	SAME	Map: 118-02 Parcel: 159.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Million Eight Hundred Fifty Thousand Dollars and no/100 Dollars ($1,850,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **2605 Franklin Pike Partners, a Tennessee General Partnership,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to **Rowland Investments, a Tennessee General Partnership,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a tract or parcel of land located within the corporate city limits of Berry Hill, a separate municipality located within Davidson County, Tennessee, and described according to a survey made by R. L. Montoya Land Surveying dated February 14, 2011, last revised February 11, 2013 as follows:

Beginning at an existing iron rod at the intersection of the southerly right-of-way margin of Horner Avenue and the easterly right-of-way of a 20 foot alley (no number assigned by Metro Public Works): thence, with the southerly margin of

Horner Avenue, North 78 degrees 30 minutes 59 seconds East, 133.87 feet to an existing iron rod, the beginning of a return to the right; thence, with said return having a radius of 20.00 feet, a delta angle of 84 degrees 47 minutes 32 seconds, a tangent of 18.26 feet and a distance of 29.60 feet to an existing iron rod in the westerly margin of Franklin Pike (also known as U. S. Highway 31); thence, with said westerly margin of Franklin Pike, South 16 degrees 41 minutes 23 seconds East, 217.94 feet to an existing iron rod; thence, leaving said westerly margin along the line common to the W. T. Berry Estate property of record in Deed Book 12, Page 571, Register's Office Davidson County, South 78 degrees 30 minutes 59 seconds West 152.13 feet to an existing iron rod located in the easterly right-of-way margin of said 20 foot alley; thence, with said easterly margin, North 16 degrees 41 minutes 23 seconds West, 236.20 feet to the point of beginning, containing 35,715 square feet, or 0.82 acres more or less.

Being the same property conveyed to 2605 Franklin Pike Partners, a Tennessee general partnership, by deed from Vastland Development Partnership, a Tennessee general partnership, of record as Instrument No. 20110301-0016425, Register's Office for Davidson County, Tennessee.

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, its successors and assigns, forever; and the Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, 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.

This conveyance is made subject to the following exceptions:

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

2. Matters shown on the Plan of record in Plat Book 1130, pages 17, 18 and 22, Register's Office for Davidson County, Tennessee.

3. Subject to rights of tenants, as tenants only, under recorded or unrecorded leases.

4. Subject to all matters shown on the survey prepared by R. L. Montoya, Land Surveying (Job No. 89-3-31), dated February 14, 2011 and last revised February 11, 2013.

This is improved property commonly known as 2603-2605 Franklin Pike, Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this deed as of the 28th day of February, 2013.

2605 FRANKLIN PIKE PARTNERS,
a Tennessee General Partnership

By: George N. Spiva
Its: Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, George N. Spiva, 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 managing partner of 2605 FRANKLIN PIKE PARTNERS, a Tennessee general partnership, the within named bargainor, and who acknowledged that as such managing partner, he executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as managing partner.

WITNESS MY HAND, at office, this 28th day of February, 2013.

Notary Public

W. LEE CORBETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

My Commission Expires: _____