BILL GARRETT, Davidson County
Trans:T20130024625 DEEDWARRSP
Recvd: 03/27/13 09:02 3 pgs
Fees:18.00 Taxes:6845.00
20130327-0029802

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South, Suite 1700 Nashville, Tennessee 37201 (615) 244-4994 **AFTER RECORDING RETURN TO:** Karen Kirspel First American Title Insurance Company Six Concourse Parkway, Suite 2000 Atlanta, Georgia 30328	STATE OF GA) COUNTY OF Fulton) The actual consideration or value, whichever is greater, for this transfer is $1,850,000.00. Karen Kirspel **AFFIANT** Subscribed and sworn to before me, this 25th day of March, 2013. Kimberly T Branch Notary Public My Commission Expires: 1/5/16 Kimberly T Branch NOTARY PUBLIC Cobb County, GEORGIA My Commission Expires 01/05/2016

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Houghton Acquisition Company, LLC Attn: Andrew Smith 350 International Plaza III 14241 Dallas Parkway Dallas, Texas 75254	SAME	Map 175 Parcel 188

SPECIAL WARRANTY DEED

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, **RHJ, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **HOUGHTON ACQUISITION COMPANY, LLC**, a Texas limited liability company, hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Tract I

Situated in Davidson County, Tennessee and being known and designated as all of Lot Number One (1) of the Final Plat of Hurricane Creek Industrial Park, Section 5, as the same appears of record in Plat Book 8250, page 386, in the Register's Office for Davidson County, Tennessee, to which Plat specific reference is hereby made for a more particular description.

Being the same property conveyed to RHJ, LLC, from Richard A. Dill and Gloria M. Goslee, by Deed of record in Instrument No. 200804010032466, in the Register's Office for Davidson County, Tennessee.

Tract II

Land in Davidson County, Tennessee being Lot No. 2 on the Plan of Joe Meeks' Hurricane Minor Subdivision of record in Instrument No. 200711070131431, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to RHJ, LLC, from Billy Bowers and Joe Meeks, by Deed of record in Instrument No. 200803170026519, in the Register's Office for Davidson County, Tennessee.

Tracts I and II, together, are more particularly described as follows:

Beginning at an old iron rod in the east R.O.W. of Hurricane Creek Boulevard at the northernmost of the herein described tract; thence from said point of beginning and with HCT Investments, LLC South 47 degrees 34 minutes 43 seconds East 220.00 feet to an old iron rod; thence with Jacobs Manufacturing Co. South 42 degrees 25 minutes 17 seconds West 593.09 feet to an old iron rod; thence with Terry Hill North 47 degrees 34 minutes 43 seconds West 220.00 feet to an old iron rod in the east R.O.W. of Hurricane Creek Boulevard; thence with said R.O.W. North 42 degrees 25 minutes 17 seconds East 593.09 feet to the point of beginning, according to the ALTA/ACSM Land Title Survey for Partner Project Number 13-99965.1, prepared by The Reasons Company, 2205 Grace Point Court, Franklin, Tennessee 37067, Tony Reasons, L.S. No. 1665, dated March 14, 2013, revised March 18, 2013.

This conveyance is subject to the following:

1. Metro taxes for the year 2013 and subsequent years, a lien, but not yet due and payable.

2. Matters shown on the plats of record in Book 8250, page 386, and Instrument No. 200711070131431, in the Register's Office for Davidson County, Tennessee.

3. Clearance Permit of record in Book 1083, page 277, in the Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 200901090002307, in the Register's Office for Davidson County, Tennessee.

5. Matters shown on the ALTA/ACSM Land Title Survey for Partners Project Number 13-99965.1, prepared by The Reasons Company, 2205 Grace Point Court, Franklin, Tennessee 37067, Tony Reasons, L.S. No. 1665, dated March 14, 2013, revised March 18, 2013.

This is improved property known as 4221 Hurricane Creek Boulevard, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and it does covenant and bind, 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 the Grantor, but not otherwise.

WITNESS our hand this 25th day of March, 2013.

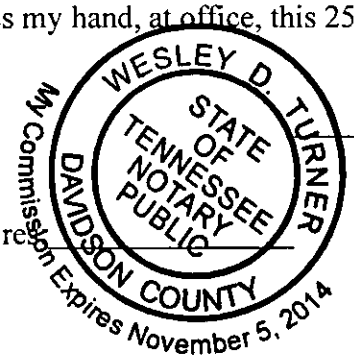
RHJ, LLC,
a Tennessee limited liability company

By: _____
Samuel L. Johnson, ~~III~~, Secretary/Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SAMUEL L. JOHNSON, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a **SECRETARY/TREASURER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of March, 2013.



_____
Notary Public

My Commission Expires: _____