This Instrument Was Prepared By: C. Palmer Pillans, Esq. Butler, Snow, O'Mara, Stevens & Cannada, PLLC 1200 One Nashville Place 150 4th Avenue North Nashville, TN 37219	After recording, please return to: Vincent Jameson 640 Oxbow Court Reno, NV 89511

Address New Owner(s):	Send Tax Bills to	Tax Information:
Vincent Jameson Family Limited Partnership 640 Oxbow Court Reno, NV 89511 NCS-589048	Same	Map: 119-9 Parcel No.: 122

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Carter M. Dawson and Christopher C. Dawson (collectively "Grantor"), have this day bargained and sold, and do hereby transfer and convey to Vincent Jameson Family Limited Partnership, a California limited partnership, its successors and assigns, ("Grantee"), all of their right, title and interest in that certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

AND Grantor covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set forth on Exhibit "B" hereto. Grantor further covenants and binds themselves, their heirs, successors and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20130026335 DEEDWARR
Recvd: 04/02/13 09:42 5 pgs
Fees:28.00 Taxes:19344.03
20130402-0032110

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 26th day of March, 2013.

Carter M. Dawson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Marla Riggan, a Notary Public in and for said County and State, Carter M. Dawson, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this 26th day of March, 2013.

Notary Public

My Commission Expires: ~~My Commission Expires:~~ **September 9, 2014**

MARLA K. RIGGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Christopher C. Dawson

Christopher C. Dawson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Marla Riggan, a Notary Public in and for said County and State, Christopher C. Dawson, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this 26th day of March, 2013.

Marla K Riggan

Notary Public

My Commission Expires: My Commission Expires: September 9, 2014

MARLA K. RIGGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF ~~TENNESSEE~~ CALIFORNIA)
COUNTY OF ~~DAVIDSON~~ LOS ANGELES)

The actual consideration or value, whichever is greater, for this transfer is $5,228,117.00.

Affiant

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

Notary Public
My Commission Expires: 6/25/2016

STEVEN KOSEK
Commission # 1983328
Notary Public - California
Los Angeles County
My Comm. Expires Jun 25, 2016

EXHIBIT A
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin set (IPS) on the westerly right of way Nolensville Road at the southeasterly corner of Mike Sokolic as recorded in Book 8777, page 319, R.O.D.C., thence leaving Sokolic and with said right of way the following calls: S 23° 56' 46" E, 299.16' to an iron pin found (IPF); with a curve to the right, said curve having a radius of 118.00', a delta of 16° 45' 20", a chord bearing and distance of s 12° 04' 08" E, 34.39' to an IPS; with a curve to the right, said curve having a radius of 43.00', a delta of 70° 57 '13", and a chord bearing and distance of S 36° 20' 24" W, 49.71' to an IPS; with a curve to the right, said curve having a radius of 118.00'; a delta of 21° 51' 00", and a chord bearing and distance of S 82° 34' 30" W, 44.75' to an IPS at the radius return of Thompson Lane; thence with the northerly right of way of Thompson Lane, N 86° 30' 00" W, 77.60' to an IPF at the easterly right of way of an unnamed 15'alley, thence leaving Thompson Lane and with said alley the following calls: N 25° 26' 38" W, 10.12' to an IPF; N 24° 28' 46" W, 148.68' to an IPF; N 24° 00' 20" W, 150.00' to an IPS at the southwesterly corner of said Sokolic; thence leaving the alley and with Sokolic, N 65° 59' 34" E, 163.89' to the point of beginning, containing 1.28 acres, more or less, and being more particularly shown as Tracts "B", "C", "D", and "E" on that Survey requested by Regency Realty Corporation Lots 1-8, Portions of Lots 23, 24, 25 McLean Subdivision, Plat Book 421, page 130, Tax Map 199-9, Parcels 125, 122.01, 122, 120, 121, 118, 119, Metropolitan Nashville Davidson County, prepared by James Mark Cantrell, R.L.S. No. 1859, dated August 31, 1998 and last revised September 1, 1998, which survey is incorporated herein by this reference.

Being the same property conveyed to Carter M. Dawson and Christopher C. Dawson from Red River Investments, LLC, a Tennessee limited liability company by deed of record in Instrument No. 20110811-0062084, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2013 and subsequent years, not yet due and payable.
2. All matters shown on the plat of record in Plat Book 421, Page 130, and Plat Book 11700, page 25, in the Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4099, page 296, in the Register's Office for Davidson County, Tennessee.
4. Memorandum of Lease by and between Red River Investments, LLC, a Tennessee limited liability company and Walgreen Co., an Illinois corporation of record in Instrument No. 201004260031239, in the Register's Office for Davidson County, Tennessee. See also Subordination, Non-Disturbance and Attornment Agreement of record in Instrument No. 201011180092511, in said Register's Office.