THIS INSTRUMENT PREPARED BY:

W. Lee Corbett, P.C.
CORBETTCROCKETT
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203
(615) 383-0500

BILL GARRETT, Davidson County
Trans:T20130027979 DEEDWARR
Recvd: 04/05/13 15:43 3 pgs
Fees:18.00 Taxes:1295.00

20130405-0034012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

AFFIANT

Subscribed and sworn to before me, this 5th day of April, 2013.

Notary Public

My Commission Expires: March 9, 2015

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Address New Owners As Follows:

Spiva/Hill Management and Investment, LLC
Attn: George N. Spiva, Chief Manager
4121 Hillsboro Road, Suite 302
Nashville, TN 37215

Send Tax Bills To:

SAME

Map-Parcel Numbers:

Map: 118-02
Parcel: 188.00

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Anthony Pelamati and wife, Vickie Pelamati (collectively, the "Grantors"), have bargained and sold, and by these presents do transfer and convey to Spiva/Hill Management and Investment, LLC, a Tennessee limited liability company (the "Grantee"), its successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> BEING Lots 11 & 12 on the Plan of George I Waddey's Subdivision of Westwood of record in Book 332, page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to Anthony Pelamati and Wife, Vickie Pelamati, by deed dated August 1, 2006, from Jeffrey D. Bonner and wife, Stephanie G. Bonner, recorded on August 1, 2006, in Instrument No. 20060801-0093295, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

The Grantors covenant with the Grantee that the Grantors are lawfully seized and possessed of the said Property in fee simple; that the Grantors have a good right to convey the Property; and that the Property is unencumbered, except as follows:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of George I. Waddey's Subdivision of record in Plat Book 332, page 99, in the Register's Office for Davidson County, Tennessee.

3. Lease as indicated by Memorandum of Lease Agreement dated September 29, 2006 by and between Anthony and Vickie Pelamati, as Lessor and The Lamar Companies, as Lessee of record in Instrument# 20061030-0134082, in the Register's Office for Davidson County, Tennessee, which as of the date of this deed has been superseded by lease dated January 31, 2013 by and between the Grantee and The Lamar Companies.

4. Subject to right of way for Franklin Road.

5. Rights of the public in and to ingress and egress to the alley as bounds said property.

6. Rights of tenants under unrecorded lease.

This is improved property commonly known as 2504 Franklin Pike, Nashville, Davidson County, Tennessee.

The Grantors further covenant to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 5th day of April, 2013.

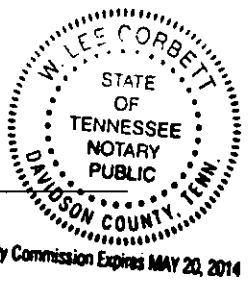
ANTHONY PELAMATI

VICKIE PELAMATI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, ANTHONY PELAMATI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 5th day of April, 2013.



Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, VICKIE PELAMATI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 5th day of April, 2013.



Notary Public

My Commission Expires: _____