Address New Owner:	Send Tax Bills to:	Map-Parcel Number
2500 Lehigh Ave Glenview, IL 60026	2500 Lehigh Ave. Glenview, IL 60026	134-14-004
This instrument prepared by: Steven M. Jaffe, Esq. P.O. Box 49993 Los Angeles, CA 90049		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **B.H. Perimeter, LLC, a California limited liability company** ("Grantor") had bargained and sold, and hereby transfers and conveys to **Family Video Employees LLC, an Illinois limited liability company** ("Grantee"), its successors, 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 belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Davidson County and City of Nashville real property taxes for the year 2013, due and payable, but not yet delinquent.

2. All reservations, exceptions, covenants and conditions contained or referred to in prior deeds or other instruments of record affecting pr pertaining to the tracts or parcels of land hereby conveyed.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

See page following

BILL GARRETT, Davidson County
Trans:T20130033340 DEEDWARRSP
Recvd: 04/23/13 15:19 4 pgs
Fees:23.00 Taxes:17760.00
20130423-0040377

Grantor further covenants to warrant and forever defend the title to the property to Grantee, its successors and assigns the lawful claims of all persons claiming by, through, or under Grantor.

This is improved property is known as Perimeter Park II, 3354 Perimeter Hill Drive, Nashville, Davidson County, Tennessee.

Executed this 16th day of April, 2013

B.H. Perimeter LLC

A California limited liability company

By: _____

Name: Arsalan Gozini

Title: Member

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transaction is $4,800,000.00.

_____
Affiant

SUBSCRIBED AND SWORN TO BEFOR ME, THIS 23rd DAY OF APRIL, 2013.

NICOLE CHAMPION STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-28-16

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles }

On April 16 2013 before me, Mary Carrier, notary public
Date Here Insert Name and Title of the Officer

personally appeared Arsalan Gozini.
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Mary Carrier
Signature of Notary Public

MARY CARRIER
Commission # 1855896
Notary Public - California
Los Angeles County
My Comm. Expires Jun 27, 2013

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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Exhibit A

Being a parcel of land in the First Civil District, Twenty-eighth Councilmanic District, Nashville, Davidson County, Tennessee, bounded on the north by Perimeter Mill Drive, on the West by South Perimeter Park Drive, and being Lot 1 as shown on the plan of first revision, Section Three, South Perimeter Park, as of record in Plat Book 5190, Page 730, R.O.D.C., and being more particularly described as follows:

Beginning at a point in the south right-of-way line of Perimeter Hill Drive, said point being the northeast corner of this parcel and the northwest corner of property conveyed to United Paperworks International by deed of record in Book 5801, Page 61, R.O.D.C.;

Thence, leaving said Perimeter Hill Drive, S 06 deg. 00' 00" W, 284.38 feet to a point in the North line of Section Three, Luna Heights of record in Plat Book 2900, Page 138, R.O.D.C.;

Thence, with said Luna Heights, N 83 deg. 53' 21" W, 270.63 feet to a point;

Thence, with said Luna Heights, S 62 deg. 57' 00" W, 173.85 feet to a point in the easterly right-of-way line of Luna Drive;

Thence, with said right-of-way, N 26 deg. 34' 40" W, 109.62 feet to a point in the CUL-DE-SAC of the easterly right-of-way of South Perimeter Park Drive;

Thence, with said right-of-way along a curve to the left 86.89 feet to a point, said curve having a central angle of 99 deg. 33' 54", a radius of 50.00 feet, a tangent of 59.13 feet and a chord of N 06 deg. 26' 41" E 76.36 feet;

Thence, with said right-of-way along a curve to the right, 35.46 feet to a point, said curve having a central angle of 40 deg. 38' 21", a radius of 50 feet, a tangent of 18.52 feet, and a chord of N 23 deg. 01' 06" W 34.73 feet;

Thence, with said right-of-way along a curve to the right 145.33 feet to a point, said curve having a central angle of 16 deg. 18' 05", a radius of 510.81 feet, a tangent of 73.16 feet and a chord of N 05 deg. 27' 08" E 144.84 feet;

Thence, along a curve return to the right 57.52 feet to a point in the southerly right-of-way line of Perimeter Hill Drive, said curve having a central angle of 82 deg. 23' 50" a radius of 40.00 feet, a tangent of 35.02 feet and a chord of N 54 deg. 48' 05" E 52.69 feet;

Thence, along said southerly right-of-way line, S 84 deg. 00' 00" E, 453.31 feet to a point of beginning.

Being the same property conveyed to B.H. Perimeter, LLC, a California limited liability company by quitclaim deed from B.H. Industrial, LLC, a California limited liability company of record in Instrument No. 20091030-0100395, Register's Office for Davidson County, Tennessee.