This Instrument Was Prepared By:
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Butler, Snow, O'Mara, Stevens & Cannada, PLLC
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

Davidson County DEEDWARRSP
Recvd: 05/21/13 16:04 7 pgs
Fees:38.00 Taxes:3145.00
20130521-0051404

Address New Owner(s):	Send Tax Bills to	Tax Information:
DT Retail Properties, LLC 500 Volvo Parkway Chesapeake, VA 23320	DT Retail Properties, LLC 500 Volvo Parkway Chesapeake, VA 23320 Attn: Lease Accounting Department	Map and Parcel: 134-14 47

SPECIAL 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 consideration, the receipt of which is hereby acknowledged, **Jeanne E. Crowell**, unmarried, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DT Retail Properties, LLC**, a Virginia limited liability company ("Grantee"), all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto (the "Property").

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 she is lawfully seized and possessed of said real estate in fee simple, has 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 herself, her heirs 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 the same by, through, or under Grantor, but no 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.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 15th day of May, 2013.

Jeanne E. Crowell
JEANNE E. CROWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jean P. Shearer, a Notary Public in and for said County and State, Jeanne E. Crowell, 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, at office, this 15th day of May, 2013.

JEAN P. SHEARER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Jean P. Shearer
Notary Public
My Commission Expires: 9-8-2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Jeanne E. Crowell
Affiant

Subscribed and sworn to before me,
this 15th day of May, 2013.

JEAN P. SHEARER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Jean P. Shearer
Notary Public
My Commission Expires: 9-8-2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, Jeanne E. Crowell, 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, at office, this ____ day of May, 2013.

_____
Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

_____ VP of LENSING.
Affiant

Subscribed and sworn to before me,
this 13 day of May, 2013.

_____
Notary Public
My Commission Expires: 7/31/16

SAMANTHA CLAIBORNE COLGIN
NOTARY PUBLIC
REG # 7196329
MY COMMISSION EXPIRES
7/31/2016
COMMONWEALTH OF VIRGINIA

EXHIBIT A
PROPERTY DESCRIPTION

Being a tract of land lying in the 28th District of Davidson County, Nashville, Tennessee, being a Portion of Lot 1 of the Revised Plat of Perimeter Four-A as recorded in Book 6250, Page 794, Register's Office Davidson County, Tennessee (RODC). Tract being bounded on the West and North by Lot 2 of Revision Lot 2 Perimeter 4-A and Lot 9 South Perimeter Park, Section 4-A as recorded in Instrument Number 200012210125098, RODC, being the lands of ASA Realty Holdings, LLC, as recorded in Instrument Number 201212280119984, RODC; bounded on the East by the western Right of Way (ROW) of Antioch Pike (ROW72'ROW) bounded on the South by the lands by Michael H. Paschall & Sherry Rye as recorded in Instrument Number 200501130004807, RODC. Tract being more particularly described as follows:

Point of beginning being a set point lying on the western ROW of Antioch Pike, being the common corner of said lands of Michael H. Paschall & Sherry Rye; thence along said common line South 60°10'34" West 201.15 feet to a found iron rod with cap "Barge Cauthen" on said common line, and being the common corner of said Lot 2; thence leaving the common line lands of the lands of Michael H. Paschall & Sherry Rye and along the common line of said Lot 2 North 32°44'55" West 212.01 feet to a found iron rod with cap "Barge Cauthen"; thence North 55°15'27" East 204.18 feet to a found iron rod with cap "Barge Cauthen" lying on the western ROW of Antioch Pike; thence along said ROW South 31°57'25" East 229.40 feet to the point of beginning.

Tract contains 44,687 square feet or 1.03 acres.

Being the same property conveyed to JJL Partnership, a Tennessee general partnership composed of Jeanne E. Crowell, John S. Crowell, and Lawrence G. Crowell, by deed from Perimeter Four Venture, a Tennessee joint venture whose venturors are Engineering Design & Geosciences Group, Inc., W. Gerald Ezell, George A. Volkert, Richard W. Sorenson, Carl H. Vereen, and J. Benjamin Steele, of record in Book 7065, page 502, Register's Office for Davidson County, Tennessee; and such property subsequently conveyed in the following quitclaim deeds: (a) quitclaim deed by John S. Crowell and Jeanne E. Crowell to The Crowell Family Trust, dated July 15, 1994, John S. Crowell and Jeanne E. Crowell, Trustors and/or Trustees, of record in Book 9455, page 103, and re-recorded in Book 9520, page 795, said Register's Office, the said John S. Crowell having since died; (b) quitclaim deed from Lawrence G. Crowell to The Crowell Trust, dated December 2, 1994, Lawrence G. Crowell, Trustor and/or Trustee, of record in Book 9589, page 298, said Register's Office; (c) quitclaim deed as to a one-half undivided interest from The Crowell Family Trust, dated July 15, 1994, John S. Crowell and Jeanne E. Crowell, Trustors and/or Trustees, by Jeanne E. Crowell, Trustee, to Trust A of the Crowell Family Trust, dated July 15, 1994, of record in Book 10181, page 125, said Register's Office; (d) quitclaim deed as to a one-half undivided interest from The Crowell Family Trust, dated July 15, 1994, by Jeanne E. Crowell, Trustee, to Trust C. of The Crowell Family Trust, of record in Book 10181, page 127, said Register's Office; (e) quitclaim deed from Lawrence G. Crowell, individually, and as Trustee of The Crowell Trust, dated December 2, 1994, to Jeanne E. Crowell, of record in Book 10809, page 908, said Register's Office; (f) quitclaim Deed from JJL Partnership, a

Tennessee general partnership, dated December 5, 1986, to Jeanne E. Crowell, individually, of record in Book 10809, page 911, said Register's Office; (g) quitclaim deed from Jeanne E. Crowell, as Trustee under Trust A of The Crowell Family Trust, dated July 15, 1994, to Jeanne E. Crowell, individually, of record in Book 10830, page 471, said Register's Office; and (h) quitclaim deed from Jeanne E. Crowell, as Trustee under Trust C of The Crowell Family Trust, dated July 15, 1994, to Jeanne E. Crowell, individually, of record in Book 10830, page 504, said Register's Office.

This is improved property located at 1305 Antioch Pike, Nashville, TN 37211.

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 Book 6250, Page 794, in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, William L. Rosenberg, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, William L. Rosenberg who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/26/2013

Notary Seal:

