SPECIAL WARRANTY DEED

FROM:	Benjamin S. Mitchell and wife, Ann R. Mitchell	This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC
TO:	Wills-Brooks Investments, L.P.	150 3rd Avenue South, Suite 1100 Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Wills-Brooks Investments, L.P. 3307 Charlotte Avenue Nashville, TN 37209	Same	Map 92-13, Parcel 087

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $735,000.00

Affiant

Sworn to and subscribed before me, this 27 day of June, 2013.

Notary Public

My Commission Expires: 3-3-14

TRACI BRUCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Bruce
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Benjamin S. Mitchell and wife, Ann R. Mitchell** (collectively, hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Wills-Brooks Investments, L.P., a Tennessee limited partnership** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 3307 Charlotte Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

BILL GARRETT, Davidson County
Trans:T20130055202 DEEDWARRSP
Recvd: 06/28/13 14:54 4 pgs
Fees:23.00 Taxes:2719.50
20130628-0067007

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 27th day of June, 2013.

SELLER:

Benjamin S. Mitchell

Ann R. Mitchell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Benjamin S. Mitchell, the within named bargainor, 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.

Witness my hand and seal, at office in Nashville, Tennessee, this 27 day of June, 2013.

Notary Public

My Commission Expires: 3-3-14

TRACI BRUCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Bruce
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ann R. Mitchell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 27 day of June, 2013.

Notary Public

My Commission Expires: 3-3-14

TRACI BRUCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Bruce
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Resubdivision of Lots 1 and 2 on the Map of Stansell Subdivision, of record as Plat Book 8250, page 368, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BENJAMIN S. MITCHELL and wife, ANN R. MITCHELL, by deed from JOHN A. DRILLOT, of record as Book 9580, page 196, dated January 26, 1995, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2013, a lien, not yet due and payable.

2. Matters shown on the Plan of record as Plat Book 8250, page 368, Register's Office for Davidson County, Tennessee.

3. Easement(s) granted to Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government, of record as Instrument No. 20010502-0044634, said Register's Office.

4. Reservation of 20 foot ingress/egress easement of record in Book 6163, page 815, said Register's Office.

5. Conveyance of all right of ingress/egress to, from and across Charlotte Avenue as set out in deed of record in Book 4742, page 889, said Register's Office.