1st

After Recording Return to:
FIDELITY NATIONAL TITLE
1 EAST WASHINGTON STREET, SUITE 450
PHOENIX, AZ 85004
File No. Z1314575

This document prepared by:
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Tax ID No.: MAP 043-13 PARCEL 9.00

BILL GARRETT, Davidson County
Trans:T20130059960 DEEDWARRSP
Recvd: 07/15/13 10:38 4 pgs
Fees:23.00 Taxes:1372.70
20130715-0072849

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 10 day of June, 2013, by and between VBTC, **LLC, AN IDAHO LIMITED LIABILITY COMPANY**, organized and existing under the laws of Idaho, of C/O AMRESCO COMMERCIAL FINANCE LLC 412 EAST PARKCENTER BOULEVARD, SUITE 300, BOISE, ID 83706 hereinafter referred to as Grantor and OVERSTREET **OF TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, of 2910 RUSS STREET, MARIANNA, FL 32446, hereinafter referred to as Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, has this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER: 20060323-0033528, Recorded: 03/23/2006

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

The warranties passing to the Grantee hereunder are limited solely to those matters arising from acts of the Grantor, its agents or representatives, occurring solely during the period of the Grantor's ownership of the subject real estate.

Assessor's parcel No. MAP 043-13 PARCEL 9.00

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seals on this 17th day of June, 2013.

VBTC, LLC, AN IDAHO LIMITED LIABILITY COMPANY

By: AMRESCO Commercial Finance, LLC,
a Delaware limited liability company
Its: Manager

BY _____
NAME: D. Craig Christensen
TITLE: Executive Vice President

STATE OF IDAHO
COUNTY OF ADA

Before me, Kimberly A. Schwisow of the state and county mentioned, personally appeared D. Craig Christensen, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be Executive Vice President of AMRESCO Commercial Finance, LLC, a Delaware limited liability company as Manager of VBTC, LLC, an Idaho limited liability company, the within named bargainer, a limited liability company, and that such Executive Vice President of AMRESCO Commercial Finance, LLC, a Delaware limited liability company as Manager of VBTC, LLC, an Idaho limited liability company, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Boise, Idaho, this 17th day of June, 2013.

_____
Notary Public
My Commission expires: 03/24/2013

KIMBERLY A. SCHWISOW
NOTARY PUBLIC
STATE OF IDAHO

STATE OF IDAHO
COUNTY OF ADA

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $371,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant, D. Craig Christensen, Executive Vice President of
AMRESCO Commercial Finance, LLC, Manager of VBTC, LLC

Subscribed and sworn to before me this 10th day of June, 2013.

Notary Public
Commission Expires 03/24/17

KIMBERLY A. SCHWISOW NOTARY PUBLIC STATE OF IDAHO

Name and address for person(s) responsible for taxes:

OVERSTREET OF TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY
2910 RUSS STREET
MARIANNA, FL 32446

Name and address of property owner:

OVERSTREET OF TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY
2910 RUSS STREET
MARIANNA, FL 32446

EXHIBIT A
LEGAL DESCRIPTION

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED ON THE NORTHERLY MARGIN OF OLD HICKORY BOULEVARD 925 FEET, MORE OR LESS, EAST OF GALLATIN ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF OLD HICKORY BOULEVARD, SAID POINT BEING THE SOUTHWEST CORNER OF KENTUCKY-TENNESSEE CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS AND THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHERLY MARGIN OF OLD HICKORY BOULEVARD, S 82 DEGREES 27' 57" W. 208.64 FEET TO A POINT;

THENCE, LEAVING OLD HICKORY BOULEVARD WITH THE NORTHERLY MARGIN OF A 12-FOOT ALLEY CREATED BY METROPOLITAN NASHVILLE COUNCIL BILL NO. 74-1107, AND A CURVE CONCAVE TO THE NORTH HAVING A CENTRAL ANGLE OF 15 DEGREES 09' 17", A RADIUS OF 403.26 FEET AND A CHORD OF N 70 DEGREES 40' 12" W. 106.35 FEET FOR AN ARC LENGTH OF 106.66 FEET TO A POINT;

THENCE, N 63 DEGREES 05' 33" W. 11.31 FEET TO A POINT;

THENCE, LEAVING SAID ALLEY WITH THE EAST LINE OF HOWARD C. SUTTON OF RECORD IN DEED BOOK 5056, PAGE 775, R.O.D.C., N 09 DEGREES 03' 00" E. 180.50 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF STATE ROUTE 45;

THENCE, WITH SAID MARGIN, N 53 DEGREES 31' 22" E. 70.96 FEET TO A CONCRETE MONUMENT;

THENCE, N 61 DEGREES 42'08" E. 93.82 FEET TO A CONCRETE MONUMENT;

THENCE, WITH A CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 6 DEGREES 31' 13", A RADIUS OF 1041.74 FEET AND A CHORD OF N 62 DEGREES 40' 53" E. 118.49 FEET FOR AN ARC LENGTH OF 118.55 FEET TO A POINT;

THENCE, LEAVING SAID MARGIN, WITH THE WEST LINE OF SEVENTH DAY ADVENTIST PROPERTY, S 07 DEGREES 32' 03" E. 335.16 FEET TO THE POINT OF BEGINNING, CONTAINING 79,636 SQUARE FEET OR 1.83 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO MADISON FUNERAL HOME, LLC, BY DEEDS FROM KEYSTONE TENNESSEE, INC. OF RECORD IN INSTRUMENT #200004280042296 and 200004280042297, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

PARCEL ID: MAP 043-13 PARCEL 9.00

PROPERTY COMMONLY KNOWN AS: 219 EAST OLD HICKORY BOULEVARD, MADISON, TN 37115

Being the same property conveyed to VBTC, LLC by Deed of record in Instrument No. 200603230033528, Register's Office for Davidson County, Tennessee.