This instrument was prepared by:
Estes Express Lines
3901 W. Broad St.
Richmond, VA 23230

Davidson County DEEDWARR
Recvd: 12/23/13 13:08 5 pgs
Fees:28.00 Taxes:6382.50
20131223-0129371

LIMITED WARRANTY DEED

ADDRESS OF NEW OWNER

Please send tax bills to New Owner
VHI Three Holdings, LLC
110 Office Park Dr., Suite 300
Birmingham, AL 35223

MAP/PARCEL NO.

#09413012000

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged,

ESTES EXPRESS LINES, a Virginia corporation (the "Grantor")

has bargained and sold, and by these presents does transfer and convey unto:

VHI THREE HOLDINGS, LLC (the "Grantee")

and Grantee's successors and assigns, a certain tract or parcel of land in the City of Nashville, Davidson County, State of Tennessee, described as follows:

(See EXHIBIT A attached hereto and incorporated herein by this reference)

This is improved property commonly known as 317 Fesslers Lane, Nashville, TN.

STATE OF VIRGINIA }
CITY OF RICHMOND }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,725,000.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 2013.

NOTARY PUBLIC

My Commission expires: 7/31/2015
reg # 222815

CYNTHIA W. BARBER
COMMONWEALTH OF VIRGINIA
NOTARY PUBLIC

Together with buildings, improvements and appurtenances located thereon, and all mineral interests and all right, title and interest of Grantor in and to any and all roads, easements, streets and rights-of-way of any kind, nature or description located thereon or relating thereto.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

Grantor covenants and binds itself, and its successors and assigns, to warrant and defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming, through the Grantor.

Whenever 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, the Grantor has caused this Limited Warranty Deed to be executed as of the 19th day of December, 2013.

ESTES EXPRESS LINES,
A Virginia corporation

By:_____
Angela J. Maidment, V.P. of
Corporate Real Estate

CITY OF RICHMOND)
COMMONWEALTH OF VIRGINIA)

I, the undersigned, a Notary Public, in and for said County in the State aforesaid, DO HEREBY CERTIFY, that Angela J. Maidment, personally known to me to be the Vice President of Real Estate of the Corporation, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such she signed and delivered the said instrument of writing as Vice President of Real Estate of said Corporation, pursuant to authority given by the Board of Directors of said Corporation as his free and voluntary act, and as the free and voluntary act and deed of said Corporation for the uses and purposes therein set forth.

GIVEN, under my hand and Notarial seal this 19th day of December A.D. 2013

_____
Notary Public

My Commission Expires: 7/31/2015
Reg. #222815

CYNTHIA W. BARBER
COMMONWEALTH OF VIRGINIA
NOTARY PUBLIC

EXHIBIT A

Land in the First Civil District, Nashville, Davidson County, Tennessee, located on the westerly side of Fesslers Lane, being more particularly described as follows:

Beginning at an iron pin in the westerly margin of Fesslers Lane, said iron pin being N 04 degrees 00 minutes E., 345 Feet, more or less, from the centerline of Calhoun Avenue; thence leaving said westerly margin with a northerly line of Lot No. 1 on the Plan of Fesslers Park, as of record in Book 5210, Page 166, Register's Office for Davidson County, Tennessee, S 89 degrees 54 minutes W, 600.0 feet to a point; thence, with an easterly line of said Lot No. 1, N 00 degrees, 06 minutes W, 400.0 feet to a point in the southerly line of Lot No. 2 as shown on said Plan of Fesslers Park; thence, with said southerly line N 89 degrees 54 minutes E, 628.7 feet to an iron pin in the westerly margin of Fesslers Lane; thence with said margin S 04 degrees 00 minutes 05 seconds W, 401.0 feet to the point of beginning, containing 245,746 square feet or 5.64 acres, more or less.

Being the same property conveyed to Estes Express Lines by Corporation Warranty Deed of record in Book 8673 Page 785 of the Register's Office of Davidson County, Tennessee.

EXHIBIT B

1. Supplemental, revised or corrected tax assessments per TCA 67-5-603.

2. Real estate taxes for 2013, a lien, but not yet due and payable, which have been prorated between the parties.

3. Easements set forth in Deeds of Record in Book 5116, Page 216, Register's Office for Davidson County, Tennessee.

4. That portion of the land embraced within the bounds of any public road or thoroughfare.

5. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by John T. Darnell, RLS No. 1571, Crawford & Cummings, PC, Job No. 13-097, dated October 17, 2013, last revised December 5, 2013:

    - Overhead electric lines crossing the land
    - Fences meandering inside and outside the boundaries of the Land
    - A portion of the Land is within a flood hazard area
    - Drainage line from the property to the south drains onto the Land

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: 6/20/2017

Notary Seal:

