THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARRSP
Recvd: 05/23/14 13:44 9 pgs
Fees:48.00 Taxes:1665.00
20140523-0044807

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Melrose Investment Company, LLC 2 Missionary Drive Brentwood, TN 37027	Same	16300033000

STATE OF TN)
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $450,000.

Affiant

SUBSCRIBED AND SWORN to before me this 23rd day of May, 2014.

Notary Public
My Commission Expires: 10-25-14

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, FFH PROPERTIES, a Tennessee general partnership, hereinafter "Grantor," has this day bargained and sold and do hereby transfer and convey to MELROSE INVESTMENT COMPANY, LLC, a Tennessee limited liability company, its successors and assigns, hereinafter "Grantee," that certain tract or parcel of real property located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference ("the Property").

This conveyance and all covenants and warranties contained herein are made expressly subject to the permitted encumbrances listed on Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever. Grantor covenants that except as may be provided on Exhibit "A" and Exhibit "B" hereto the Property is free from all encumbrances made or suffered by Grantor and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said Property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

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

Said Property is known as 767 Bell Road, Nashville, Tennessee.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative as of this 23 day of MAY, 2014.

FFH PROPERTIES

By: _____

Title: General Partner

STATE OF OHIO)
COUNTY OF CUYAHOGA)

Before me, Louise M. Maki, of the State and County aforesaid, personally appeared Robert R. Frost, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of FFH PROPERTIES, the within named bargainor, a general partnership, and that he as such general partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as general partner.

WITNESS my hand and seal, in Berea, Ohio, this 22nd day of May, 2014.

Louise M Maki
NOTARY PUBLIC

My Commission Expires:

_____

NOTARIAL SEAL STATE OF OHIO

LOUISE M. MAKI
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Medina County
My Comm. Exp. 5/28/16

EXHIBIT "A"

Property Description

Attached

EXHIBIT "A"

(page 1 of 3)

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Subdivision for Lot 1, The Villas of Hickory Hollow Commercial P.U.D., of record in Book 6900, page 687, Register's Office for Davidson County, Tennessee, described as follows:

Being a certain tract of land located in the First Civil District of Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

Beginning at an iron pin (set), said pin being the southwest corner of the herein described property and in the North right-of-way of Bell Road; thence, leaving said right-of-way North 20 deg. 40' 00" West, 160.00 feet to an iron pin (set); said pin being the northwest corner of the herein described tract; thence, North 67 deg. 52' 53" East, 40.11 feet to an iron pin (set), said pin being on the West edge of a joint ingress/egress easement, also being the beginning of a curve to the left, said curve having a central angle of 76 deg. 00' 46", a radius of 112.00 feet, an arc length of 148.85 feet, and a chord of South 77 deg. 37' 23" East, 138.13 feet; thence, along said easement along the arc of the above described curve 148.85 feet to an iron pin (set), said pin being the beginning of a curve to the right, said curve having a central angle of 73 deg. 01' 27", a radius of 25.00 feet, an arc length of 31.86 feet, and a chord of South 79 deg. 11' 03" East, 29.75 feet; thence, along said easement along the arc of the above described curve 31.86 feet to an iron pin (set); thence, along said easement South 42 deg. 40' 20" East, 3.74 feet to an iron pin (set), said pin being the beginning of a curve to the right, said curve having a central angle of 21 deg. 59' 30", a radius of 85.00 feet, an arc length of 32.63 feet, and a chord of South 31 deg. 40' 31" East, 32.43 feet; thence, along said easement, along the arc of the above described curve 32.63 feet to an iron pin (set); thence, along said easement South 20 deg. 40' 42" East, 35.67 feet to an iron pin (set), said pin being the North right-of-way of Bell Road; thence, with said right-of-way South 69 deg. 30' 34" West, 196.40 feet to the point of beginning and containing 22,343 square feet or 0.51 acres, more or less.

TOGETHER with perpetual non-exclusive easements for ingress and egress, as shown on the aforesaid Plan, said easements being located over the following described tracts of land:

Tract 1:

Beginning at an iron pin (set), said pin being in the North right-of-way of Bell Road and the West edge of a joint ingress/egress easement; thence, leaving said right-of-way along said easement North 20 deg. 40' 42" West, 35.67 feet to an iron pin (set), said pin being the beginning of a curve to the left, said curve having a central angle of 21 deg. 59' 38", a radius of 85.00 feet, and arc length of 32.63 feet, and a chord of North 31 deg. 40' 31" West, 32.43 feet; thence, along said easement along the arc of the above described curve, 32.63 feet to an iron pin (set); thence, along said easement North 42 deg. 40' 20" West, 3.74 feet to an iron pin (set), said pin being the beginning of a curve to the left, said curve having a central angle of 73 deg. 01' 27", a radius of 25.00 feet, an arc length of 31.86 feet, and a chord of North 79 deg. 11' 03" West, 29.75 feet; thence, along said easement along the arc of the above described curve, 31.86 feet to an iron pin (set), said pin being the beginning of a curve to the right, said curve having a central angle of 76 deg. 00' 46", a radius of 112.00 feet, an arc length of 148.05 feet, and a chord of North 77 deg. 37' 23" West, 138.13 feet; thence, along said easement along the arc of the above described curve, 148.05 feet to an iron pin (set), said pin being in the phase line for the remainder of Robert Torch property; thence, with said phase line North 67 deg. 52' 53" East, 25.50 feet to an iron pin (set), said pin being in the East edge of a joint ingress/egress easement, also being the beginning of curve to the left, said curve having a central angle of 88 deg. 00' 30", a radius of 80.00 feet, an arc length of 135.30 feet, and a chord of South 68 deg. 36' 05" East, 122.42 feet; thence, along said easement along the arc of the above described curve, 135.30 feet to an iron pin (set); thence, along said easement North 47 deg. 19' 40" East, 12.70 feet to an iron pin (set); thence, along said easement South 41 deg. 44' 20" East, 40.60 feet to an iron pin (set), said pin being the beginning of a curve to the right, said curve having a central angle of 13 deg. 23' 13", a radius of 112.00 feet, an arc length of 26.17 feet, and a chord of South 35 deg. 02' 43" East, 26.11 feet; thence, along said easement along the arc of the above described curve, 26.17 feet to an iron pin (set); thence, along said easement South 25 deg. 11' 27" East, 50.00 feet to an iron pin (set), said pin being in the North right-of-way of Bell Road; thence, with said right-of-way South 69 deg. 30' 34" West, 30.00 feet to the point of beginning and containing 6,850 square feet or 0.16 acres, more or less.

EXHIBIT "A"

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Tract II:

Beginning at an iron pin located on the North right-of-way of Bell Road at the southwest corner of Tract No. 1, hereinabove described; thence, leaving said right-of-way along the East side of a joint ingress/egress easement North 25 deg. 11' 27" West, 50.00 feet to an iron pin (set), said pin being the beginning of a curve to the left, said curve having a central angle of 13 deg. 23' 13", a radius of 112.00 feet, an arc length of 26.17 feet, and a chord of North 35 deg. 02' 43" West, 26.11 feet; thence; with said easement along the arc of the above described curve 26.17 feet to an iron pin (set), the POINT OF BEGINNING of the herein described easement; thence, with said easement North 41 deg. 44' 20" West, 40.60 feet to an iron pin (set); thence, North 47 deg. 19' 40" East, 50.25 feet to an iron pin at the beginning of a curve to the right, said curve having a radius of 112.09 feet; thence, around said curve, a distance of 35.50 feet to an iron pin; thence, North 65 deg. 31' 40" East, 79.00 feet to an iron pin at the beginning of a curve to the left, having a radius of 25.00 feet; thence, around said curve, a distance of 20.02 feet to an iron pin located in the West right-of-way of Hickory Hollow Terrace; thence, with said right-of-way and with a curve to the right, having a radius of 1,175.00 feet, a distance of 35.29 feet to an iron pin; thence, leaving said right-of-way South 60 deg. 22' 29" West, 60.40 feet to an iron pin; thence, South 65 deg. 31' 40" West, 40.00 feet to an iron pin at the beginning of a curve to the left, having a radius of 80.00 feet; thence, around said curve, a distance of 27.95 feet to an iron pin; thence, South 47 deg. 19' 40" West, 34.05 feet to an iron pin at the beginning of a curve to the left, having a radius of 25.00 feet; thence, around said curve, a distance of 38.06 feet to the POINT OF BEGINNING.

Being the same property conveyed to FFH Properties, a Tennessee General Partnership, by deed from Tenneco Oil Company, a Delaware corporation, of record in Book 7594, page 474, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Encumbrances

The foregoing property is conveyed subject to the following permitted exceptions:

1. Taxes and assessments for the year 2014 and subsequent years, a lien but not yet due and payable.

2. Subject to all matters shown on the Plans of record in Book 5200, page 697, and in Book 6900, page 687, Register's Office, Davidson County, Tennessee.

3. Subject to all matters shown on Plan of Subdivision for Lot 1 The Hills of Hickory Hollow Condominium P.U.D., of record in Book 6900, page 603, Register's Office, Davidson County, Tennessee (as to Easement Tracts).

4. Subject to Columbia Gulf Transmission Company Easement of record in Book 5118, page 797, Register's Office, Davidson County, Tennessee.

5. Subject to Easement reserved by Robert Torch Investments, Inc., shown in deed of record in Book 7484, page 619, Register's Office, Davidson County, Tennessee.

6. Subject to unrecorded Lease Agreement dated November 27, 2008, by and between FFH Properties, a Tennessee general partnership, and Goodwill Industries of Middle Tennessee, Inc., a Tennessee corporation; amended by First Amendment to Lease Agreement dated April 30, 2013. (NOTE: The street address referenced in the Lease Agreement is incorrect; the correct street address is 767 Bell Road, Nashville TN).

True Copy Certification

I, Kay B. Housch, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kay B. Housch
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Marjorie A. Haines, a notary public for this county and state, Kay B. Housch ; who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marjorie A. Haines
Notary's Signature

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-25-2014

My Commission Expires: 10-25-14

Notary Seal (if on paper)