ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
Heffington Properties, LLC Attn: Paul Heffington 415 Spence Lane Nashville, TN 37210	Heffington Properties, LLC Attn: Paul Heffington 415 Spence Lane Nashville, TN 37210	119-09-0-109.00

This instrument prepared by: Bradley Arant Boult Cummings LLP (BRS)
1600 Division Street, Suite 700, Nashville, Tennessee 37203

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 and sufficiency of which are hereby acknowledged **GEORGE FRANKLIN GRAHAM**, as to an undivided 43% interest, and **GREGORY S. GRAHAM**, as to a 57% undivided interest ("**Grantors**"), have bargained and sold and by these presents do hereby transfer, grant and convey to **HEFFINGTON PROPERTIES, LLC**, a Tennessee limited liability company ("**Grantee**"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on **Exhibit B**, attached hereto and incorporated herein by reference (the "**Permitted Exceptions**").

This is improved property located at 2802 Grandview Avenue, Nashville, Davidson County, Tennessee.

TO HAVE and **TO HOLD** the Property with all the appurtenances, estate, title and interest thereunto belonging unto the Grantee, its successors and assigns in fee simple forever.

BILL GARRETT, Davidson County
Trans:T20140069936 DEEDWARRSP
Recvd: 09/18/14 11:22 5 pgs
Fees:28.00 Taxes:2072.00
20140918-0085728

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $560,000.00.

Affiant

Subscribed and sworn to before me this 11th day of September, 2014.

THERESA HOSTETLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public
My Commission Expires: 11-3-2015

7/3483048.1

My Commission Expires NOV. 3, 2015

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, and have a good right to convey it. Grantors further covenant that the Property is free from all encumbrances made or suffered by Grantors, except for the Permitted Exceptions. Grantors further covenant and bind their selves, heirs, and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantors, but no further or otherwise, subject to the Permitted Exceptions.

[Signatures on following page]

IN WITNESS WHEREOF, the Grantors have executed this Special Warranty Deed this 11th day of September, 2014.

George Franklin Graham
GEORGE FRANKLIN GRAHAM

GREGORY S. GRAHAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa Hostetler, the undersigned, a Notary Public in and for said County and State, the within named George Franklin Graham, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in the City of Nashville, Tennessee, on this the 11th day of September, 2014.

Theresa Hostetler
Notary Public

My Commission Expires:
11-3-2015

THERESA HOSTETLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa Hostetler, the undersigned, a Notary Public in and for said County and State, the within named Gregory S. Graham, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in the City of Nashville, Tennessee, on this the 11th day of September, 2014.

Theresa Hostetler
Notary Public

My Commission Expires:
11-3-2015

THERESA HOSTETLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT A

Description of the Property

Land in Davidson County, Tennessee, being Lot No. 14 in the McLean Subdivision, a plan of which is recorded in Plan Book 421, page 130, of the Register's Office for said County, beginning at the southeast corner of Caldwell Avenue and a 26 foot unnamed street, and running thence southeasterly along said Caldwell Avenue, 77 1/2 feet; thence easterly 150 feet to an alley; thence northwardly along said alley 35 1/2 feet; thence westwardly 155 1/2 feet to the beginning point.

Land in Davidson County, Tennessee, being Lot No. 15 in the McLean Subdivision, a plan of which is of record in Book 421, page 130 of the Register's Office for said County, said Lot No. 15 fronts 50 feet on the easterly side of Caldwell Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to George Franklin Graham by deed from Deborah May Valentine Hutchins, of record in Book 9215, page 135, dated January 7, 1994, said Register's Office.

The said George Franklin Graham has since conveyed a 43% undivided interest to George Franklin Graham and a 42% undivided interest to Gregory S. Graham and a 15% undivided interest to David W. Deckard, in deed of record in Instrument No. 20000523-0051755, dated May 18, 2000, said Register's Office.

The said David W. Deckard conveyed his 15% undivided interest to Gregory S. Graham by deed of record in Instrument No. 20040618-0072701, dated June 16, 2004, said Register's Office.

EXHIBIT B

Permitted Exceptions

1. General or special taxes, stand-by fees, and assessments required to be paid in the year 2014 and subsequent years for Map-Par. 119-09-0-109.00.

2. Easement of record in Book 3926, page 60, Davidson County Register's Office.