SPECIAL WARRANTY DEED

FROM: The Callen Trust

TO: Possum Legend, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
Possum Legend, LLC 4025 Nestledown Drive Franklin, TN 37067	Same	093-06-2-079.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $4,350,000.00.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018

Affiant

Sworn to and subscribed before me, this 26 day of September, 2014.

Notary Public

My Commission Expires: 3-6-18

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, **The Callen Trust** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Possum Legend, LLC** (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 all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 128-130 2nd Avenue North, Nashville, Davidson County, Tennessee 37201.

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:T20140072778 DEEDWARRSP
Recvd: 09/29/14 10:37 4 pgs
Fees:23.00 Taxes:16095.00
20140929-0089305

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 25 day of September, 2014.

SELLER: The Callen Trust

By: _____

Title: _____

STATE OF Georgia)
)
COUNTY OF Chatham)

Before me, Deborah K. Welch, a Notary Public in and for the County and State aforesaid, personally appeared Edgar L.T. Callen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of The Callen Trust, a Florida Trust, the within named bargainor, and that he as such Trustee of the Trust, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Edgar L.T. Callen, Trustee.

Witness my hand and seal at office in Savannah, Georgia, this 25 day of September, 2014.

_____
Notary Public

My Commission Expires: _____

DEBORAH K. WELCH
Notary Public, Chatham County, GA
My Commission Expires April 26, 2015

EXHIBIT A

PROPERTY DESCRIPTION

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, between First Avenue North and Second Avenue North, north of Broadway, being a portion of Lot 14 on the Plan of the Original Town of Nashville, not of record and being Lots 47 and 49 on the Plan of William Gordon's Subdivision of record in Plat Book 21, page 53, R.O.D.C., and being more particularly described as follows:

Beginning at a point in the easterly margin of Second Avenue North, said point being northerly 301.55 feet along said margin from the northerly margin of Broadway;

Thence, with said margin, North 27° 01' 52" West, 48.88 feet to a point;

Thence, leaving said margin, with the southerly line of 132 Second Avenue North, LLC, of record as Instrument No. 20030820-0121028, R.O.D.C., North 62° 28' 40" East, 210.18 feet to a point in the westerly margin of First Avenue North;

Thence, with said margin South 26° 58' 32" East, 48.80 feet to a point;

Thence, leaving said margin, with the northerly line of DeMoss Partners, L.P., of record in Book 885, page 280, R.O.D.C., North 62° 27' 18" West, 210.14 feet to the point of beginning.

Containing 10,264 square feet or 0.235 acres, more or less, according to a Survey by Barge, Waggoner, Sumner & Cannon, Inc., dated November 4, 2005, Job No. 32559-00.

Being the same property conveyed to THE CALLEN TRUST, by Trustee's Deed from WALTER H. NEILSEN, TRUSTEE, of record as Instrument No. 20121231-01020832, dated December 20, 2012, said Register's Office.

EXHIBIT B

1. Taxes for the year 2014, a lien not yet due and payable.

2. Matters shown on the Plan of record in Book 21, page 58, said Register's Office.