Prepared by and Return to:	Property Owner and Mail Tax Bills To:	Property Address:	Tax Parcel No.:
Butler Snow LLP Attention: Geoffrey Hirsch 6075 Poplar Avenue, Suite 500 Memphis, TN 38119 (901) 680-7200	Allied at Trousdale, L.L.C. Attention: Justin J. Peterson 200 N. Congress St., Suite 500 Jackson, MS 39201 (601) 899-0145	500 Allied Drive, Nashville, TN 37211	Map 133 Parcel 98

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 24 day of September, 2014, by and between **PREMIER OF 500 ALLIED, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantor"), and **ALLIED AT TROUSDALE, L.L.C.**, a Mississippi limited liability company (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in Nashville, Davidson County, Tennessee to, wit:

> All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

The Real Estate being the same real estate conveyed to Grantor by that certain Special Warranty Deed of record as Instrument Number 20061020-0130324 in the Register's Office of Davidson County, Tennessee (the "Register's Office").

TO HAVE AND TO HOLD the Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[signature page follows]

BILL GARRETT, Davidson County
Trans:T20140074302 DEEDWARRSP
Recvd: 10/02/14 13:27 7 pgs
Fees:38.00 Taxes:16650.00
20141002-0091137

RETURN TO:
CHICAGO TITLE INSURANCE CO.
6060 POPLAR AVE-SUITE LL37
MEMPHIS, TN 38119-0916

4843292

[Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

PREMIER OF 500 ALLIED, LLC

By: _____

James G. Williams, President

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public of the State and County aforesaid, personally appeared James G. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be the president of Premier of 500 Allied, LLC, the within named bargainor, a limited liability company, and that he (or she), as such officer, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself (or herself) as such officer.

WITNESS my hand, at office, this 23 day of September, 2014.

Linda P. Davis

Notary Public

My Commission Expires: Jan. 28, 2015

LINDA P. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires Jan. 28, 2015

AFFIDAVIT OF VALUE

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 Four Million Five Hundred Thousand and NO/100 Dollars ($4,500,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 23 day of September, 2014.

Linda P. Davis

Notary Public

My Commission Expires: Jan. 28, 2015

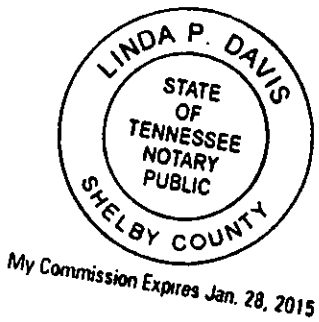


EXHIBIT A
TO SPECIAL WARRANTY DEED

Legal Description of Real Estate

Land in Davidson County, Tennessee, being Lot Numbered 1 and the reserve parcel on the Plat of the Resubdivision of Lot Number 2 of East Radnor Industrial Subdivision, Section 2, as of record in Book 4300, page 169, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

This real property is commonly known as 500 ALLIED DRIVE AT TROUSDALE DRIVE, NASHVILLE, TENNESSEE.

Being part of the same property conveyed to Premier of 500 Allied, LLC, its successors and assigns, as recorded on October 28, 2006, as Instrument Number 20061020-0130324 in the Register's Office of Davidson County, Tennessee.

EXHIBIT B
TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. DEED OF TRUST AND SECURITY AGREEMENT FROM PREMIER OF 500 ALLIED. LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO JENNIFER O'CONNOR, TRUSTEE, FOR THE BENEFIT OF PRUDENTIAL MORTGAGE CAPITAL COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED OCTOBER 13. 2006. FILED OF RECORD ON OCTOBER 20, 2006 AT 10:03 AM AT INSTRUMENT NO. 20061020-0130326, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND WHICH SECURES AN INDEBTEDNESS IN THE PRINCIPAL SUM OF $3,420,000.00

   SAID DEED OF TRUST AND SECURITY AGREEMENT BEING ASSIGNED TO PRUDENTIAL MORTGAGE CAPITAL FUNDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY ASSIGNMENT OF DEED OF TRUST AND SECURITY AGREEMENT. DATED OCTOBER 13, 2006, FILED OF RECORD ON OCTOBER 20, 2006 AT 10:08 AM, AT INSTRUMENT NO. 20061020-0130329, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

   SAID DEED OF TRUST AND SECURITY AGREEMENT BEING ASSIGNED TO LASALLE BANK NATIONAL ASSOCIATION, BY ASSIGNMENT OF DEED OF TRUST AND SECURITY AGREEMENT, DATED OCTOBER 10, 2006, FILED OF RECORD ON APRIL 20, 2009, 15:58 PM, AT INSTRUMENT NO. 20090420-0035768, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

   SAID DEED OF TRUST BEING ASSUMED BY ALLIED AT TROUSDALE. LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, BY ASSUMPTION AGREEMENT OF EVEN DATE HEREWITH, AND FILED OF RECORD CONTEMPORANEOUSLY HEREWITH, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

2. ASSIGNMENT OF LEASES AND RENTS OF RECORD AT INSTRUMENT NOS. 20061020-0130327, AS ASSIGNED AT INSTRUMENT NOS. 20061020-0130330 AND 20090420-0035769, ASSUMED AT INSTRUMENT NO. . IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY. TN.

3. UCC FINANCING STATEMENT RECORDED AT INSTRUMENT NO. 20061020-0130328. BEING ASSIGNED AT INSTRUMENT NO. 20061020-0130331, 20061115-0141743 AND 20090420-0035770 AND AS CONTINUED AT INSTRUMENT NO. 20110509-0035333. ASSUMED AT INSTRUMENT NO. , IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY. TN.

4. THE RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.

5. SUPPLEMENTAL, REVISED, AND/OR CORRECTED ASSESSMENTS PURSUANT TO T.C.A. SECTION 67-5-509 AND 67-5-603 ET SEQ. DEALING WITH ANY IMPROVEMENTS COMPLETED AFTER JANUARY 1 AND BEFORE SEPTEMBER 1

OF ANY YEAR; OR BACK ASSESSMENTS PURSUANT TO T.C.A. SECTION 67-1-1001 ET. SEQ.; OR TAXES BASED ON A CHANGE IN THE CLASSIFICATION OF THE INSURED LAND (ROLL BACK TAXES) PURSUANT TO T.C.A. SECTION 67-5-1001 ET SEQ.

6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

7. DAVIDSON COUNTY TAXES FOR THE YEAR 2014, A LIEN, BUT NOT YET DUE OR PAYABLE.

8. 30' MINIMUM BUILDING LINE ALONG THE NORTH PROPERTY LINE AND 50' UTILITY AND RAILROAD EASEMENT ALONG THE EAST PROPERTY LINE OF RECORD IN PLAT BOOK 3700, PAGE 77 AND PLAT BOOK 4300, PAGE 169, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND AS SHOWN ON SURVEY BY LAND SURVEYING SERVICES, PREPARED BY CHARLES B. MOSLEY, JR., DATED JUNE 26, 2002, REVISED JULY 24, 2002, LAST UPDATED SEPTEMBER 8, 2006.

9. UNDERGROUND FOUNDATION EASEMENT ON THE SOUTH PROPERTY LINE OF RECORD IN BOOK 5822, PAGE 660 IN THE AFORESAID REGISTERS OFFICE AND AS SHOWN ON SURVEY BY LAND SURVEYING SERVICES, PREPARED BY CHARLES B. MOSLEY, JR., DATED JUNE 26, 2002, REVISED JULY 24, 2002, LAST UPDATED SEPTEMBER 8, 2006.

10. FIFTY FOOT WIDE PERPETUAL EASEMENT RESERVED BY LOUISVILLE AND NASHVILLE RAILROAD COMPANY OF RECORD IN BOOK 4056, PAGE 27 IN THE AFORESAID REGISTER'S OFFICE AND AS SHOWN ON SURVEY BY LAND SURVEYING SERVICES, PREPARED BY CHARLES B. MOSLEY, J11, DATED JUNE 26, 2002, REVISED JULY 24, 2002, LAST UPDATED SEPTEMBER 8, 2006.

11. TWENTY FOOT EASEMENT FOR SEWER LINE OF RECORD IN BOOK 4792, PAGE 511 IN THE AFORESAID REGISTER'S OF?CE AND AS SHOWN ON SURVEY BY LAND SURVEYING SERVICES, PREPARED BY CHARLES B. MOSLEY, JR., DATED JUNE 26, 2002, REVISED JULY 24, 2002, LAST UPDATED SEPTEMBER 8, 2006.

12. ENCROACHMENT OF FLAGPOLE AND A RAILROAD SIGNAL POST UPON INSURED PREMISES, USED AS DECORATION BY DIXIE LINE CREDIT UNION, APPURTENANT TO PROPERTY ADJOINING ON THE EAST PROPERTY LINE, AS SHOWN ON SURVEY BY LAND SURVEYING SERVICES, PREPARED BY CHARLES B. MOSLEY, JR., DATED JUNE 26, 2002, REVISED JULY 24, 2002, LAST UPDATED SEPTEMBER 8, 2006.

13. LOCATION OF OVERHEAD ELECTRIC LINES, FENCES INSIDE AND OUTSIDE THE PROPERTY LINES, GUY ANCHORS, WATER METERS, SANITARY MANHOLES, UTILITY POLES, UNDERGROUND GAS LINES, UNDERGROUND WATERLINES, TELEPHONE LINES, ELECTRIC TRANSFORMER PADS, CLEANOUTS, GAS METERS, WATER VALVES, WATER VALVE VAULT AND FIRE HYDRANTS, AS SHOWN ON SURVEY BY LAND SURVEYING SERVICES, PREPARED BY CHARLES

B. MOSLEY, JR., DATED JUNE 26, 2002, REVISED JULY 24, 2002, LAST UPDATED SEPTEMBER 8, 2006.