[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
WCO Spence Lane, LLC	New Owner	10607005700
222 Oriel Avenue		10607003600
Nashville, TN 37210-4910		10607003500
		10607003400

This instrument prepared by: Robert J. Notestine III, Attorney, 26b
109 Kenner Avenue, Ste. 201, Nashville, Tennessee 37205 14843

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Peabody Investment Group, LLC, a Tennessee limited liability company (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto WCO Spence Lane, LLC, a Tennessee limited liability company (The "Grantee"), Grantee's heirs and assigns, certain tracts or parcels of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Tract 1:

Being a parcel of land in Nashville, First Civil District, Sixteenth Councilmanic District, Davidson County, Tennessee, located in the Northeasterly quadrant of the intersection of Spence Lane and Cornelia Street, being a part of Lot Nos. 2, 3 and 4 on the map showing Albert Buchanan (deceased) divided among his heirs, as of record in Book 843, Page 51, R.O.D.C., and pursuant to that certain survey dated October 1, 1992, by Mark B. Sawyer, Tennessee R.L.S No. 1649, being more particularly described as follows:

Beginning at an iron pin at the point of intersection of the Easterly right-of-way line of Spence Lane and the Northerly right-of-way line of Cornelia Street; thence with said Easterly right-of-way, N. 17 deg. 33 min. 41 sec. E, 96.40 feet to an iron pin; thence, leaving said right-of-way line with the Southerly line of property conveyed to Richard C. Smithson by deed of record in Book 5390, Page 393, R.O.D.C., S 77 deg. 29 min. 56 sec. E, 149.05 feet to an iron pin; thence, with the Easterly line of said Smithson Property N 08 deg. 08 min. 41 sec. E, 50.00 feet to an iron pin; thence, with a portion of the Easterly line of property conveyed to Douglas L. Hirt, et ux, by deed of record in Book 7290, Page 770, R.O.D.C., N 08 deg. 11 min. 38 sec. E, 42.96 feet to an iron pin; thence, leaving said line with the Southerly line of property conveyed to George Scott, et ux, by deed of record in Book 2805, Page 355, R.O.D.C., S 77 deg. 24 min. 32 sec. E, 81.00 feet to an iron pin; thence, leaving said line with the Westerly line of property conveyed to Andrew Gnyp by deed of record in Book 8139, Page 268, R.O.D.C., S 11 deg. 43 min. 15 sec. W, 180.00 feet to an iron pin the Northerly right-of-way line of Cornelia Street; thence, with said right-of-way line N 79 deg. 15 min. 38 sec. W, 69.64 feet to an iron pin; thence, continuing with said right-of-way line N 79 deg. 45 min. 00 sec. W, 164.50 feet to the point of beginning. Containing 28,188 square feet or 0.65 acres, more or less.

Tract 2:

Being all of that certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:

Being the Southerly part of Lot No. 2 on the map of the subdivision showing Albert Buchanan (deceased) Land, as divided among his heirs, as of record in Book 843, Page 51, Register's Office for said County, and being known as part of Lot No. 2 on the unrecorded map showing a division of certain Buchanan Lands according to a survey made

BILL OHRRELL, Davidson County
Trans:T20140083938 DEEDWARRSP
Recvd: 11/06/14 11:49 4 pgs
Fees:23.00 Taxes:2775.00
20141106-0102608

by R.B. Sneed under date of April 27, 1955 and referred to in Decree of the Chancery Court of said County, of record in Minute Book 178, Page 100, and described according to a survey made by E.L. Miller, Jr. & Co., Surveyors, June 12, 1966, as follows:

Beginning on the Easterly margin of Spence Lane as widened, being North 17 deg. 00 min. East 96.4 feet from the intersection of Spence Lane and Ellen Avenue; thence South 77 deg. 45 min. East 148.2 feet; thence North 8 deg. 15 min. East 50 feet; thence North 77 deg. 45 min. West 140.8 feet to the Easterly margin of Spence Lane; thence with the same South 17 deg. 00 min. West 50 feet to the beginning.

Being the same property conveyed to Peabody Investment Group, LLC by Special Warranty Deed from Spence Lane Partners, recorded on the 15th day of June, 2007 in Instrument No. 20070615-0072056, in the Register's Office of Davidson County, Tennessee.

Tract 3:

Land in Davidson County, Tennessee being described as follows:

Beginning with a concrete monument located in the Eastern right of way of Spence Lane and the Southerly right of way margin of Interstate 40; thence with said Interstate 40 right of way margin, S 85 deg. 30'E 144.0 feet passing through a concrete monument at 122.67 feet to an iron pin; thence S 26 deg. 56'50"W 104.38 feet to an iron pin, thence S 13 deg. 38' 52" W 44.71 feet to an iron pin being the Southeast corner of this tract and the Northeast corner of the land owned by Richard C. Smithson, as of record in Book 5390, Page 393, Register's Office for Davidson County, Tennessee, thence with Smithson's North line N 65 deg. 54' 14" W 138.39 feet to an iron pin located in the Eastern right of way margin of Spence Lane; thence with said margin N 23 deg. 59' 10" E 99.93 feet to the point of beginning, containing 16.502 square feet of 0.38 acres, more or less.

Being the same property conveyed to Peabody Investment Group, LLC by Warranty Deed from The Menzier Foundation a Tennessee Not for Profit Corporation, recorded on the 9th day of July, 2007 in Instrument No. 20070709-0081845, in the Register's Office of Davidson County, Tennessee.

A new legal description has been prepared by Cherry Land Surveying, Inc., Tennessee Number 1512, dated October 23, 2014 which further describes the subject real property as follows:
Being a tract of land lying Davidson County, Tennessee, also being part of lots 1,2,3 & 4 on the plan of Albert Buchanan Land, as of record in Book 843, Page 51, at the Register's Office for Davidson County, Tennessee;
Beginning at an existing iron rod at the intersection of the easterly right-of-way line of Spence Lane and the northerly right-of-way line of Cornelia Street;
Thence leaving the northerly right-of-way line of Cornelia Street with the easterly right-of-way line of Spence Lane, North 25 deg 27 min 32 sec East, 246.33 feet to an iron rod set at a corner common with Ricky L. & Glenda G. Vetitoe, as of record in Instrument No. 200204220049621, at said Register's Office;
Thence with the southerly property line of Ricky L. & Glenda G. Vetitoe, South 88 deg 53 min 36 sec East, 144.00 feet to an iron rod set at a corner common with John Westerlund, as of record in Book 11530, Page 429, at said Register's Office;
Thence with the westerly property line of John Westerlund, South 24 deg 20 min 09 sec West, 104.38 feet to an existing iron rod;
Thence South 69 deg 29 min 16 sec East, 81.00 feet to an existing iron rod at a corner common with Carol A. Gnyp, Trs., as of record in Instrument No. 200512020144471, at said Register's Office;
Thence With the westerly property line of Carol A. Gnyp, South 19 deg 36 min 12 sec West, 179.98 feet to an existing iron rod on the northerly right-of-way line of Cornelia Street;
Thence with the northerly right-of-way line of Cornelia Street, North 71 deg 26 min 25 sec West, 69.64 feet to an existing iron rod;
Thence North 71 deg 51 min 04 sec West, 164.50 feet to the point of beginning, containing 51,997 square feet (1.19 acres more or less).

Being the same property conveyed to Peabody Investment Group, LLC., as of record in Instrument No. 200707090081845 and Instrument No. 200706150072056, at said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. Taxes for the year of 2015 which are not yet due and payable.
2. Map of a division of Albert Buchanan (deceased) Land, as divided among his heirs, of record in Book 843 page 51, said Register's Office for Davidson County, Tennessee and all other matters shown therein.
3. All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
4. Any and all applicable governmental and/or zoning regulations.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved and unimproved real property located on 635, 641 & 643 Spence Lane and 0 Cornelia Street, Nashville, Tennessee 37217.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $750,000.00.

Affiant

Subscribed and sworn to before me this 14 day of November, 2014.

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

Notary Public

My Commission Expires:

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warranty and defend the same against the lawful claims and demand of all person claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected and examined the property and is purchasing same based on no representation or warranties express or implied, made by Grantor, but on their own judgment.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land; has a good right to convey it.

And Grantor does further covenant and bind itself, its representatives and assigns, to warrant and forever defend

the title to the Property to the said Grantee, her heirs and assigns as against all persons claiming by, through, or under Grantor, but no further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 5th day of November, 2014.

PEABODY INVESTMENT GROUP, LLC.
A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared James E. Varallo with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath acknowledged him/herself to be the Member of Peabody Investment Group, LLC, the within named bargainor, and that he/she as such Member executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by the said James E. Varallo as Member.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of November, 2014.

_____
Notary Public

My Commission Expires: _____

ROBERT VALENTINE III NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires May 8, 2017