Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Old Town Trolley Tours of Nashville, Inc 201 Front St, Suite 224 Key West, Florida 33040	Same as New Owner	Map 107 Parcel: 105
This instrument prepared by: David B. Gray, Tune, Entrekin & White, P.C 1700 UBS Tower 315 Deaderick Street, Nashville, TN 37238		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **PHILIP P. BEYER** ("Grantor"), has bargained and sold, and hereby transfers and conveys to **OLD TOWN TROLLEY TOURS OF NASHVILLE, INC.** ("Grantee"), a Tennessee corporation, its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A, attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

> This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities; all matters as shown on subdivision plan of record in Book 5190, page 470, Register's Office for Davidson County, Tennessee; all matters as shown on survey prepared by Phillip E. Holmes, Jr., RLS No. 1728, Volunteer Land Surveying Services, File No. 14022, dated 06/30/14; Grant of easement of record in Instrument No. 20070814-0096945, Register's Office for Davidson County, Tennessee; Lack of access to a controlled highway (I-40).

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons, claiming by, through or under the Grantor, but not further.

This is unimproved property, known as 1855 Air Lane Drive, Nashville, TN 37210

BILL GARRETT, Davidson County
Trans:T20150055186 DEEDWARRSP
Recvd: 07/08/15 14:02 3 pgs
Fees:18.00 Taxes:6419.50
20150708-0066300

EXECUTED this 7th day of July, 2015.

PHILIP P. BEYER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Philip P. Beyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 7th day of July, 2015.

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,735,000.00

AFFIANT

Subscribed and sworn to before me this 7th day of July, 2015

NOTARY PUBLIC
My Commission Expires: _____

SHARI A THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires March 7 2017

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 4 on the Metropolitan Industrial Park, Phase II, Section 13, as of record in Plat Book 5190, page 470, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by John Kohl and Company, P. C., dated August 16, 2000, and more particularly described as follows:

Beginning at an existing iron pin in the south right of way line of Airlane Drive being 60 feet in width, said road also being a corner common with Lot No. 3 of the Metropolitan Industrial Park, Phase II, Section 13, as of record in Plat Book 5190, page 470, now or formerly the property of SCI-North Carolina Limited Partnership, as of record in Book 9913, page 43; thence with the south right of way line of Airlane Drive for the following two calls: north 62 deg. 29 min. 28 sec. east 37.09 feet to an iron pin set, thence along a curve to the right, the central angle of which is 43 deg. 35 min. 18 sec., the radius of which is 370.0 feet, the cord of which is north 83 deg. 56 min. 15 sec. east 274.74 feet, along an arc length of 281.48 feet to an existing concrete monument at a corner common with Lot 5 on the Second Revision, Metropolitan Industrial Park, Phase II, Section 7, as of record in Plat Book 5200, page 483, now or formerly the property of Real Mark Property Investors Limited Partnership IV, as of record in Deed Book 6850, page 451; thence leaving the south right of way line of Airlane Drive with said Lot 5 for the following 2 calls: south 16 deg. 0 min. 0 sec. west 250.71 feet to an existing iron pin; thence south 18 deg. 3 min. 36 sec. east a distance of 252.65 feet to an existing iron pin in the north right of way line of Interstate 40; thence with the north right of way line of Interstate 40 for the following two calls: south 72 deg. 3 min. 51 sec. west 112.02 feet to an iron pin set; thence south 75 deg. 00 min. 10 sec. west 53.08 feet to an existing iron pin in the common corner with Lot No. 3; thence with said Lot No. 3 north 18 deg. 2 min. 51 sec. west 508.30 feet to the point of beginning, containing 104,961 square feet (2.40 acres), more or less.

Being the same property conveyed to Phillip P. Beyer by deed dated 08/31/00 from James M. Lenahan and wife, Deborah J. Lenahan, as of record in Instrument No. 20000905-0087708, Register's Office for Davidson County, Tennessee.