SPECIAL WARRANTY DEED

FROM: Thomas L. Stone Family Trust

TO: Eighth and Division Investments GP, a Tennessee general partnership

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Eighth and Division Investments GP 125 12th Avenue North Nashville, TN 37203	Same	Map 105-2, Parcels 264, 282, 283

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,500,000.00.

Affiant

Sworn to and subscribed before me, this 23rd day of September, 2015.

Notary Public

My Commission Expires: NOTARY PUBLIC Traci Sellers My Commission Expires March 6, 2018 STATE OF TENNESSEE

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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, **Nola D. Stone, Co-Trustee and Ronald D. Stone, Co-Trustee of the Thomas L. Stone Family Trust, a trust** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Eighth and Division Investments GP,** a Tennessee general partnership (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain tracts 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 the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 910 8th Avenue South, 911 Bass Street, 913 Bass Street, Nashville, Davidson County, Tennessee 37203.

BILL GARRETT, Davidson County
Trans:T20150081431 DEEDWARRSP
Recvd: 09/24/15 12:10 5 pgs
Fees:28.00 Taxes:5550.00

20150924-0097217

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.

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 23rd day of September, 2015.

SELLER: Nola D. Stone, Co-Trustee and Ronald D. Stone, Co-Trustee of the Thomas L. Stone Family Trust, a trust

By: _____
Nola D. Stone, Co-Trustee

By: _____
Ronald D. Stone, Co-Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Marshall L. Hix, a Notary Public in and for the County and State aforesaid, personally appeared Nola D. Stone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-Trustee of the Thomas L. Stone Family Trust, the within named bargainor, and that she as such Co-Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by herself as Co-Trustee.

Witness my hand and seal at office in Nashville, Tennessee, this 22nd day of September, 2015.

_____
Notary Public

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2016

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Marshall L. Hix, a Notary Public in and for the County and State aforesaid, personally appeared Ronald D. Stone, 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 Co-Trustee of the Thomas L. Stone Family Trust, the within named bargainor, and that he as such Co-Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as Co-Trustee.

Witness my hand and seal at office in Nashville, Tennessee, this 22nd day of September, 2015.

Marshall L Hix
Notary Public

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2016

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:

TRACT I

Being Lot No. 5 on the Plan of Bass' 2nd Addition, of record in Book 21, Page 114, Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the easterly side of 8th Avenue South, as widened, and runs back between lines, 158.9 feet, more or less, to an alley.

TRACT II

Being Lot No. 6 on the Plan of Bass' 2nd Addition, of record in Book 21, Page 114, Register's Office for said County.

Said Lot No. 6 fronts 50 feet on the easterly side of 8th Avenue South, as widened, and runs back 158.9 feet on the northerly line and 158.95 feet on the southerly line to an alley, measuring 50 feet thereon.

TRACT III

Being parts of Lots 26 and 27 on the Plan of Bass' 2nd Addition, of record in Book 21, Page 114, Register's Office for said County, described according to a survey by Barge, Waggoner, Sumner and Cannon, Engineers, dated December 14, 1971, as follows:

Beginning at an iron pin in the easterly margin of Alley No. 402 at a point 200 feet south of Bass Street; thence leaving said Alley, North 88° 15' East 77 feet to an iron pin in the westerly margin of the right of way of Interstate I-40; thence along said right of way and along the access controlled fence, South 19° 09' East 104.6 feet to an iron pin; thence leaving said right of way, South 88° 15' West 108.6 feet to an iron pin in the easterly margin of Alley No. 402; thence with the same North 1° 35' West 100 feet to the point of beginning.

Being the same property conveyed to Thomas L. Stone Family Trust, by Deed of record in Book 9349, page 571, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2015, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Book 21, Page 114, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from Nola D. Stone, Ronald D. Stone, and Mary Katherine Johnstone, Co-Trustees of the Thomas L. Stone Family Trust to BellSouth Mobility Inc., of record in Book 9438, Page 172, said Register's Office.

4. Agreement and Memorandum of First Amendment to Option and Lease Agreement of record in Instrument No. 20131015-0107677, said Register's Office.

5. Electric Overhead Power Line Easement of record in Book 5198, Page 348, said Register's Office.

6. Right of Way Agreement of record in Book 5553, Page 817, said Register's Office.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5567, Page 631, said Register's Office.

8. Ingress and egress easement as set forth in the deeds of record in Book 4331, Page 811, and in Book 4437, Page 883, said Register's Office.

9. A 15-foot utility easement along the westerly boundary of said property as set forth in the deed of record in Book 4601, Page 630, said Register's Office. (TRACT III)