THIS INSTRUMENT WAS PREPARED BY:
Van P. East, III
Frost Brown Todd LLC
150 3rd Avenue South, Suite 1900
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20160037236 DEEDWARR
Recvd: 05/04/16 16:00 9 pgs
Fees:48.00 Taxes:6475.00
20160504-0044233

Address of New Owner:	Send Tax Bills To:	Parcel Identification Nos.:
Ben Allen Land Partners, LLC 625 West Main Street Nashville, TN 37206	Ben Allen Land Partners, LLC 625 West Main Street Nashville, TN 37206	061 00 0 042.00 061 00 0 015.00 061 00 0 085.00 061 00 0 018.00 061 00 0 073.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Raymond M. Pegram and wife, Mary E. Pegram (collectively, "Grantors"), have this day bargained and sold, and by these presents do transfer and convey unto Ben Allen Land Partners, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real estate situated in Davidson County, Tennessee and more particularly described on Exhibit A to this General Warranty Deed, which is attached hereto and incorporated herein by reference (the "Property").

The portion of the Property designated as Parcel 1 on Exhibit A to this General Warranty Deed and identified by Parcel Identification No. 061 00 0 042.00 on the records of the Assessor of Property for Davidson County, Tennessee is unimproved property that is shown on the records of the Assessor of Property for Davidson County, Tennessee as being located at 0 Ben Allen Road, Nashville, Tennessee.

The portion of the Property designated as Parcel 2 on Exhibit A to this General Warranty Deed and identified by Parcel Identification No. 061 00 0 015.00 on the records of the Assessor of Property for Davidson County, Tennessee is unimproved property that is shown on the records of the Assessor of Property for Davidson County, Tennessee as being located at 296 Broadmoor Drive, Nashville, Tennessee.

The portion of the Property designated as Parcel 3 on Exhibit A to this General Warranty Deed and identified by Parcel Identification No. 061 00 0 085.00 on the records of the Assessor of Property for Davidson County, Tennessee is improved property that is shown on the records of the Assessor of Property for Davidson County, Tennessee as being located at 329 Ben Allen Road, Nashville, Tennessee.

The portion of the Property designated as Parcel 4 on Exhibit A to this General Warranty Deed and identified by Parcel Identification No. 061 00 0 018.00 on the records of the Assessor of

Property for Davidson County, Tennessee is improved property that is shown on the records of the Assessor of Property for Davidson County, Tennessee as being located at 341 Ben Allen Road, Nashville, Tennessee.

The portion of the Property designated as Parcel 5 on Exhibit A to this General Warranty Deed and identified by Parcel Identification No. 061 00 0 073.00 on the records of the Assessor of Property for Davidson County, Tennessee is unimproved property that is shown on the records of the Assessor of Property for Davidson County, Tennessee as being located at 349 Ben Allen Road, Nashville, Tennessee.

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

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, that Grantors have a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantors further covenant and bind themselves, their heirs and personal representatives, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever; provided, however, that this conveyance and all covenants and warranties contained herein are subject to the matters set forth on Exhibit B to this General Warranty Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantors have executed this General Warranty Deed as of the 4th day of May, 2016.

GRANTORS:

Raymond M. Pegram

Raymond M. Pegram

Mary E Pegram

Mary E. Pegram

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, Van P. East, III, a Notary Public for the State and County aforesaid, Raymond M. Pegram, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 4th day of May, 2016.

Van East, III

Notary Public

My Commission Expires: July 12, 2016

VAN P. EAST, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

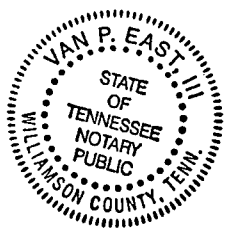
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, Van P. East, III, a Notary Public for the State and County aforesaid, Mary E. Pegram, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 4th day of May, 2016.

Notary Public

My Commission Expires: July 12, 2016



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Million Seven Hundred Fifty Thousand and 00/100 Dollars ($1,750,000.00).

AFFIANT

SUBSCRIBED and sworn to before me, this 4th day of May, 2016.

Notary Public

My Commission Expires: July 12, 2016

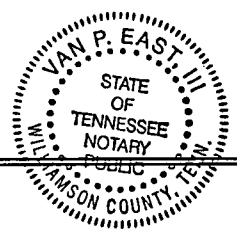


EXHIBIT A

Parcel 1

Land located in the 12th. Civil District of Davidson County, Tennessee, Being a part of Lot No. 4 on the Plan of the real estate of William Billips, deceased, of record Book 57, page 21, of the Register's office for said County, and described as follows:

Beginning at a point in Ben Allen Road, which point is the southeast corner of a lot or parcel conveyed by Nellie Sue Burks to William H. Hendrickson and wife, Kittie L. Hendrickson, by deed of record in Book 5365, page 886, in said Register's Office; thence North 89 degrees 41 minutes west, 100 feet to a point in said Road; thence North 5 degrees 41 minutes East 411.33 feet to a point; thence South 84 degrees 15 minutes East 200 feet to a point; thence South 5 degrees 45 minutes west 200 feet to a point; thence North 83 degrees 15 minutes West 100 feet to a point; thence South 5 degrees 45 minutes West 200 feet to the point of beginning.

Parcel 2

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 12th, formerly the 17th, Civil District of said County, being a part of the tract of land known as Maplewood, described according to a survey made by John Wilkes, Civil Engineer, April 7, 1938, as follows:

BEGINNING at a point in the center of Maplewood Road, the northwest corner of the original John A. Jones tract; thence North 85 deg. West with the center of said road 366 feet to a point; thence South 5 3/4 deg. West 596 feet to a stake in a fence; thence South 85 deg. East with the fence 366 feet to a point in the West line of the original John A. Jones tract; thence North 5 3/4 deg. East with Jones' line 596 feet to the point of beginning, containing 5 acres.

INCLUDED in the above description but expressly EXCLUDED therefrom is the following tract or parcel of land conveyed to the State of Tennessee by Warranty Deed from Evegail Jones Butterworth of record in Book 4948, page 44, Register's Office for Davidson County, Tennessee, being described as follows, to-wit:

BEGINNING at the point of intersection of the east boundary of the H.W. Griggs property, and the south margin of Maplewood Lane; thence along the said south margin eastwardly 367 feet more or less to a point, thence south 9 degrees 54 minutes 33 seconds west 563.23 feet to a point; thence north 22 degrees 03 minutes 23 seconds west 157.11 feet to a point; thence north 33 degrees 34 minutes 37 seconds west 235.74 feet to a point; thence northwestwardly 150.41 feet to a point in the Griggs east boundary; thence along the said boundary north 9 degrees 54 minutes 33 seconds east 162.71 feet to the point of beginning and containing 121,566 square feet.

Parcel 3

A tract of land located in the 12th Civil District of Davidson County, Tennessee, as described according to a survey by Barry Greer and Associates, dated September 6, 1991, as follows:

Beginning at an iron pin set in the northern R.O.W. of Ben Allen Road. Said pin being the present southeast corner of Tract 1 of the property conveyed to David Hugh Thompson by deed

of record in Book 2803, page 559, Register's Office for Davidson County, Tennessee (the original southeast corner being described as located in the center of the road) and also being the southwest corner of the property conveyed to Robert R. Poe, et ux., by deed of record in Book 5777, page 279, R.O.D.C., Tennessee, and proceeding as follows:

With said R.O.W. of Ben Allen Road, North 56 degrees, 41 minutes, 36 seconds West, a distance of 190.42' to an iron pin;

Thence, continuing with said R.O.W., and with a curve to the right having a radius of 254.48' and a chord bearing North 30 degrees, 00 minutes, 37 seconds West, 213.17', an arc distance of 219.95' to an iron pin;

Thence, continuing with said R.O.W., North 08 degrees, 27 minutes, 56 seconds West, a distance of 96.36' to a concrete monument;

Thence, continuing with said R.O.W., North 09 degrees, 30 minutes, 47 seconds West, a distance of 50.74' to an iron pin;

Thence, continuing with said R.O.W., with a curve to the left having a radius of 424.44', and a chord bearing North 28 degrees, 57 minutes, 29 seconds West, 333.18', an arc distance of 342.38' to an iron pin;

Thence, continuing with said R.O.W., North 52 degrees, 04 minutes, 03 seconds West, a distance of 220.00' to an iron pin;

Thence, leaving said R.O.W. and severing said Tract 1 of Thompson, North 37 degrees, 55 minutes, 57 seconds East, a distance of 182.54' to an iron pin;

Thence, North 10 degrees, 41 minutes, 11 seconds West, a distance of 370.67' to an iron pin;

Thence, South 89 degrees, 52 minutes, 33 seconds East, a distance of 113.20' to an iron pin;

Thence, North 05 degrees, 30 minutes, 08 seconds East, a distance of 424.73' to an iron pin set in the south boundary of the property conveyed to Zola Bailey, by deed of record in Book 2813, page 262, R.O.D.C., Tennessee;

Thence, with said Bailey, South 80 degrees, 46 minutes, 00 seconds East, a distance of 136.19' to an iron pin;

Thence, with the south boundary of the property conveyed to Zola Bailey, by deed of record in Book 5257, page 082, R.O.D.C., Tennessee, and the south boundary of the property conveyed to Clarence Jones, et ux., by deed of record in Book 1489, page 243, R.O.D.C., Tennessee, South 80 degrees, 54 minutes, 41 seconds East, a distance of 584.26' to a planted stone set at the southeast corner of said Jones and the northeast corner of Tract 1 and being in the west boundary of Tract 3 of the property conveyed to Thompson by deed of record in Book 2803, page 559, R.O.D.C., Tennessee;

Thence, with the west boundary of former Tract 3 and the east boundary of said Jones, North 09 degrees, 47 minutes, 56 seconds East, a distance of 9.75' to an iron pin set in the southwesterly

R.O.W. of Ellington Parkway as acquired by the State of Tennessee by Final Judgment of the Fifth Circuit Court as of record in Book 5526, page 854, R.O.D.C., Tennessee;

Thence, with said R.O.W. of Ellington Parkway, South 22 degrees, 13 minutes, 30 seconds East, a distance of 52.67' to an iron set in the southern boundary of said Tract 3 in the previously referenced deed to Thompson;

Thence, with said southern boundary and the northern boundary of the property conveyed to Milton Adcock, et ux., by deed of record in Book 1345, page 098, R.O.D.C., Tennessee, North 80 degrees, 54 minutes, 41 seconds West, a distance of 27.93' to a 18" hackberry tree at the original southwest corner of said Tract 3 and being in the original east line of said original Tract 1 and also being the northwest corner of said Adcock;

Thence, with said eastern boundary of said Thompson deed's Tract 1 and with the western boundary of said Adcock, South 09 degrees, 47 minutes, 56 seconds West, a distance of 926.49' to an iron pin;

Thence, continuing with said eastern boundary of Thompson and said western boundary of said Adcock, South 09 degrees, 28 minutes, 45 seconds West, a distance of 740.27' to the beginning and containing 22.096 acres, more or less according to the survey of Barry Greer and Associates, 2103 Windsor Place, Mt. Juliet, Tennessee, license number 211, dated September 6, 1991.

Parcel 4

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated August 23, 2000 and known as Job No. 000170 as follows:

Beginning at an iron pin set on the Northerly Margin of Ben Allen Road, said point of beginning being the Southeast corner of the herein described tract and also being the Southwest corner of the Raymond Pegram property of record in Book 8482, page 898, R.O.D.C., Tn., thence with northerly margin of Ben Allen Road N56°43'04"W 210.81' to an iron pin set; thence leaving the margin of the said Road and with the line of Sara Poe (Book 9444, page 521) N09°45'02"E 227.39' to an existing iron pin; thence N67°32'54"W 69.66' to an existing iron pin; thence with the line of Raymond Pegram (Book 8482, page 902), and with a fence N09°28'26"E 526.74' to an iron pin set; thence continuing with the same N09°47'56"E 926.49' to an iron pin set; thence S78°22'25"E 23.03' to an existing iron pin in the right-of-way of Ellington Parkway; thence with said Parkway S16°56'16"E 539.43' to an existing iron pin; thence leaving the said parkway and with a fence S10°18'44"W 746.76' to an iron pin set; thence continuing with the fence S09°13'44"W 550.68' to the point of beginning containing 8.68 acres more or less.

Parcel 5

A tract of land located in the 12th Civil District of Davidson County, Tennessee, being Tract Number Twelve described as follows:

Beginning at an iron pin set in the northerly R.O.W. of Ben Allen Road, said pin being located at the intersection of said R.O.W. with the westerly boundary of Tract 3 of the property conveyed to David Hugh Thompson by deed of record in Deed Book 2803, page 559, Register's Office for Davidson County, Tennessee, and proceeding as follows:

Leaving said R.O.W., and with the east boundary of the property conveyed to Milton Adcock, et ux. by deed of record in Book 1345, page 098, R.O.D.C., Tennessee, North 09 degrees, 14 minutes, 35 seconds East, a distance of 509.43' to a 24" hackberry tree;

Thence, continuing with Adcock, North 10 degrees, 18 minutes, 44 seconds East, a distance of 748.93' to an iron pin set in the southwest boundary of the property conveyed to the State of Tennessee, by Final Decree of the Fifth Circuit Court as of record in Book 5526, page 854, R.O.D.C., Tennessee, being the current R.O.W. of Ellington Parkway;

Thence, with said R.O.W., South 13 degrees, 22 minutes, 48 seconds East, a distance of 217.70' to a concrete monument;

Thence continuing with said R.O.W., South 05 degrees, 22 minutes, 58 seconds West, a distance of 376.65' to a concrete monument;

Thence, continuing with said R.O.W., South 08 degrees, 34 minutes, 38 seconds West, a distance of 240.44' to a concrete monument;

Thence, continuing with said R.O.W., South 09 degrees, 42 minutes, 51 seconds West, a distance of 488.57' to an iron pin set 3.00' north of a concrete monument, said pin being in the old R.O.W. of Ben Allen Road as existed prior to the construction of Ellington Parkway;

Thence, with said old R.O.W. and the current R.O.W. of Ben Allen Road, in a westerly direction, with a curve to the left having a radius of 1457.39', an arc distance of 130.82' to the beginning and containing 3.097 acres, more or less and described according to a survey by Barry Greer and Associates, 2103 Windsor Place, Mt. Juliet, Tennessee, license number 211.

The foregoing legal descriptions are the same as in previous deeds of record.

Parcel 1 being the same property conveyed to Raymond M. Pegram and Mary E. Pegram by Warranty Deed of record at Book 6740, Page 682, in the Register's Office for Davidson County, Tennessee.

Parcel 2 being the same property conveyed to Raymond M. Pegram and Mary E. Pegram by Warranty Deed of record at Book 10748, Page 181, in the Register's Office for Davidson County, Tennessee.

Parcel 3 being the same property conveyed to Raymond M. Pegram and Mary E. Pegram by Warranty Deed of record at Book 8482, Page 902, in the Register's Office for Davidson County, Tennessee.

Parcel 4 being the same property conveyed to Raymond M. Pegram and Mary E. Pegram by Warranty Deed of record as Instrument No. 20000906-0088328 in the Register's Office for Davidson County, Tennessee.

Parcel 5 being the same property conveyed to Raymond M. Pegram and Mary E. Pegram by Warranty Deed of record at Book 8482, Page 898, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Slope and drainage easement set forth in Final Judgment of record at Book 5526, Page 854, in the Register's Office for Davidson County, Tennessee. (Affects only Parcel 3 of the Property.)

2. Memorandum of PCS Site Agreement of record at Book 10130, Page 726, in the Register's Office for Davidson County, Tennessee, and Agreement and Memorandum of Third Amendment to PCS Site Agreement of record as Instrument No. 20110216-0013356 in the Register's Office for Davidson County, Tennessee. (Affects only Parcel 3 of the Property.)

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record at Book 5325, Page 322, in the Register's Office for Davidson County, Tennessee. (Affects only Parcel 5 of the Property.)

4. Agreement for Dedication of Easement Water Mains and Appurtenances of record at Book 5124, Page 587, in the Register's Office for Davidson County, Tennessee. (Affects only Parcel 5 of the Property.)

5. Real property taxes and assessments for the year 2016 and subsequent years.