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This instrument prepared by
(and returnable to):
WYATT, TARRANT & COMBS (TCB)
1500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 11236 PAGE 898

Davidson County DEEDWARR
Recvd: 09/02/05 12:13 4 pgs
Fees:22.00 Taxes:0.00
20050902-0105698

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER:
Watson's of Nashville, Inc.
12966 Old Hickory Boulevard
Antioch, Tennessee 37013

SEND TAX BILLS TO:
SAME

MAP/PARCEL:
175-00-146

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **WATSON'S OF INDIANAPOLIS, INC.,** an Indiana corporation ("Grantor") has bargained and sold, and by these presents does transfer and convey unto **WATSON'S OF NASHVILLE, INC.,** a Tennessee corporation, and its successors and assigns ("Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 7 on the Plan of Jackson Business Park, a Commercial Planned Unit Development, as of record in Plat Book 6200, page 446, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Watson's of Indianapolis, Inc., by deed from Herbert N. Lee, Jr., and wife, Linda P. Lee of record in Book 8891, page 899, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous deed of record.

This is improved property, known as 12966 Old Hickory Boulevard, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee and its successors and assigns forever;

and Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set forth on the attached **Exhibit A**; and Grantor does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee and its successors and assigns against the lawful claims of all persons whomsoever. Grantor represents, warrants, and covenants with Grantee that the officer of Grantor executing this instrument has been duly authorized by Grantor to do so. 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, this instrument is executed on behalf of Grantor by its duly authorized officer, and Grantor represents, warrants, and covenants with Grantee that the person executing this instrument hand, this 10 day of November, 1998.

GRANTOR:

WATSON'S OF INDIANAPOLIS, INC.

By: _____

Title: President

[Acknowledgements appear on the following page. The remainder of this page is intentionally blank.]

STATE OF INDIANA)
)
COUNTY OF MARION)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Andre Prefontaine 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 President of WATSON'S OF INDIANAPOLIS, INC., the Grantor, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of Andre Prefontaine by himself as President.

Witness my hand and official seal, this 20 day of November, 1998.

Evelyn P. McLaughlin
Notary Public

My Commission Expires: 7-31-01

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $ 1,193,440.00.

Affiant

Subscribed and sworn to before me,
this the 2nd day of DECEMBER, 1998.

William L. Rosebro
Notary Public

My Commission Expires: July 24, 1999

WILLIAM L. ROSEBRO NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

PERMITTED ENCUMBRANCES

1. Restrictive Covenants contained in instrument of record in Book 6060, page 449, Register's Office for Davidson County, Tennessee.

2. Easements, for public utility, drainage, ingress, egress and incidental purposes, conveyed to the Metropolitan Government of Nashville and Davidson County, by instrument recorded in Book 6109, page 330, in the Register's Office for Davidson County, Tennessee.

3. Easement, for a sign and incidental purposes, as reserved by Jackson Business Park Associates in the deed recorded in Book 7510, page 206, in the Register's Office for Davidson County, Tennessee

0520790
IDENTIF. ↑ REFERENCE
98 DEC -4 AM 10:03
JILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
5747 12/04 0101 03CHECK 4434.73

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