THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 12/15/05 09:10 4 pgs
Fees:23.00 Taxes:7585.00
20051215-0150490

BOX# 14A
G# 19220-6

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Advance Real Estate, LLC<br>P.O. Box 78<br>Union, KY 41091 | "New Owners" | Map 034-09-0<br>Parcel 172.00 |

# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, HUBER PROPERTIES LLC, a Kentucky limited liability company, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto ADVANCE REAL ESTATE, LLC, a Kentucky limited liability company, hereinafter called the "Grantee", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

LAND being a tract or parcel of land located in the Tenth Councilmanic District of Davidson County, Tennessee, said tract being part of the property conveyed to Robert O. Frensley by Quitclaim Deed of record in Book 7504, Page 578, Register's Office for Davidson County, Tennessee, and part of the property conveyed to STJ, LP, a Tennessee limited partnership, by Deed of record in Book 9320, Page 514, Register's Office for Davidson County, Tennessee, said tract also being known as Lot No. 7A on the Resubdivision of Lot Nos. 7A, 7B, and 7C of Rivergate Station - Section 3, as of record in Book 8250, Page 347, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the easterly right-of-way line of Gallatin Pike, said point being the southwesterly corner of Lot No. 7B of Rivergate Station - Section 3, as of record in Book 8250, Page 347, Register's Office for Davidson County, Tennessee, and being the northwesterly corner of the herein described tract; thence, leaving said easterly right-of-way line with the southerly line of Lot No. 7B, South 69 degrees 24 minutes 02 seconds East, 790.20 feet to an iron rod; thence, leaving said southerly line with the westerly line of property conveyed to Armstrong Rubber Company, by Deed of record in Book 4761, Page 518, Register's Office for Davidson County,

Tennessee, South 24 degrees 45 minutes 45 seconds East, 277.50 feet to a concrete monument; thence, leaving the westerly line with the northerly line of Rivergate Station - Section Four, as of record in Book 7900, Page 18, Register's Office for Davidson County, Tennessee, North 69 degrees 24 minutes 01 seconds West, 328.05 feet to an iron rod; thence, continuing with said northerly line North 20 degrees 35 minutes 57 seconds East, 10.00 feet to an iron pin; thence, North 69 degrees 24 minutes 01 seconds West, 225 feet to a railroad spike; thence, South 20 degrees 36 minutes 00 seconds West, 25.00 feet to an iron pin; thence, North 69 degrees 24 minutes 01 seconds West, 435.00 feet to a concrete monument, said monument being located in the easterly right-of-way line of Gallatin Pike; thence, leaving said northerly line with the easterly right-of-way line of Gallatin Pike North 20 degrees 42 minutes 12 seconds East, 209.97 feet to a railroad spike and the point of BEGINNING.

BEING all of the same property conveyed to Huber Properties LLC, a Kentucky limited liability company, by Deed from TCS Properties, LLC, an Indiana limited liability company, of record in Instrument No. 20030103-0000959, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as 1525 Gallatin Pike North, Madison, TN 37115.

**TO HAVE AND TO HOLD** the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the undersigned Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the said Grantor.

**IN WITNESS WHEREOF,** this instrument has been executed this 14th day of December, 2005.

HUBER PROPERTIES LLC
A Kentucky limited liability company

By: _____
James L. Gish, Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James L. Gish with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Treasurer of Huber Properties LLC, a Kentucky limited liability company, the within named bargainor, and that he as such Treasurer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Treasurer.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of December, 2005.

Notary Public
My Commission Expires: 3/22/09

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,050,000.00.

Affiant

Subscribed and sworn to before me this
14th day of December, 2005.

Notary Public
My commission expires: 3/22/09

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

WD.401

Exhibit "A"
Permitted Exceptions

1. Taxes for the year 2006 and subsequent years, a lien not yet due and payable. Taxes for 2005 have been paid and prorated between the parties.

2. Subject to all notes and matters shown on the Plat of record in Book 8250, page 347, Register's Office for Davidson County, Tennessee.

3. Subject to matters shown on A.L.T.A. Survey of Lot No. 7A (Resubdivision of Lot 7A, 7B & 7C, Rivergate Station Section 3) prepared by r. l. Montoya – Land Surveying, Inc., Rocky L. Montoya, Tennessee R.L.S. No. 697, dated December 16, 1997, and bearing Job No. 97-11-133.

4. Deed of Dedication to Madison Suburban Utility District of record in Book 8231, page 373, Register's Office for Davidson County, Tennessee.

5. Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 8486, page 379, Register's Office for Davidson County, Tennessee.

6. Easements disclosed in the deed of record in Book 10783, page 890, Register's Office for Davidson County, Tennessee.

7. All matters shown on the Plat of record in Book 5190, page 339, Register's Office for Davidson County, Tennessee.

8. Declaration of Covenants, Conditions and Restrictions of record in Book 7480, page 965, as amended in Book 7537, page 359, Register's Office for Davidson County, Tennessee.

9. Restrictions of record in Book 8100, page 76, Register's Office for Davidson County, Tennessee.

10. Subject to the liens for any unpaid assessments and/or special assessments.

11. Declaration of Permanent Building Restriction of record in Book 7993, page 619, as re-recorded in Book 7997, page 774, Register's Office for Davidson County, Tennessee.

12. Rights of Budget Rent a Car Systems, Inc., a Delaware corporation, as "Lessee" in possession pursuant to that certain Lease agreement dated January 1, 1999.