GENERAL WARRANTY DEED

FROM: Johnson/Richardson, LLC, a Tennessee limited liability company, Grantor

TO: The Hermitage Corner, LLC, a Tennessee limited liability company, Grantee

This instrument was prepared by:
J. Bryan Echols
Stites & Harbison PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

Address New Owner(s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
The Hermitage Corner, LLC 4050 Lebanon Pike Hermitage, Tennessee 37076	Same	75-259

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is FOUR HUNDRED SEVENTY-FOUR THOUSAND EIGHT HUNDRED NINETY-SIX AND 82/100 DOLLARS ($474,896.82)..

Affiant

SUBSCRIBED AND SWORN TO before me, this the 19th day of December, 2005.

Notary Public

My Commission Expires: 5/24/2008

FOR AND IN CONSIDERATION OF the sum of FOUR HUNDRED SEVENTY-FOUR THOUSAND EIGHT HUNDRED NINETY-SIX AND 82/100 DOLLARS ($474,896.82), the receipt and sufficiency of which are hereby acknowledged, **JOHNSON/RICHARDSON, LLC** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **THE HERMITAGE CORNER, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 4050 Lebanon Pike, Hermitage, Tennessee 37076.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Davidson County DEEDWARR
Recvd: 12/20/05 12:10 4 pgs
Fees:23.00 Taxes:1757.12
20051220-0152538

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 16th day of December, 2005.

GRANTOR:

JOHNSON/RICHARDSON, LLC, a Tennessee limited liability company

By: Wm Harry Johnson
Print Name: WM. HARRY JOHNSON
Title: CHIEF MANAGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, Melinda A. Gray, a Notary Public of said County and State, personally appeared Wm. Harry Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be Chief Manager (or other officer authorized to execute the instrument) of JOHNSON/RICHARDSON, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by him self as Chief Manager.

WITNESS my hand and seal, at Office in Franklin, TN, this 16th day of December, 2005.

Melinda A. Gray
Notary Public

My Commission Expires: 07-19-2008

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

EXHIBIT A

PROPERTY DESCRIPTION

Property Known as: 4050 Lebanon Pike, Hermitage, Tennessee 37076 or 4821 Old Hickory Boulevard, Hermitage, Tennessee 37076

Map/Parcel: 75-9/259

BEING MORE PARTICULARLY DESCRIBED AS:

LAND in the 14th Councilmanic District of Davidson County, Tennessee, being part of the property conveyed in Deed Book 9848, Page 46, Register's Office for said County and more particularly described as follows:

BEGINNING in the westerly right-of-way of Old Hickory Boulevard (State Route 45) at a point located approximately 189 feet, more or less, North of the intersection of said Old Hickory Boulevard and Lebanon Road;

THENCE, with said Old Hickory Boulevard, along a curve to the left having a radius of 421.33 feet, a distance of 6.66 feet to a concrete highway monument;

THENCE, 16 degrees 10 minutes 11 seconds East, 96.93 feet;

THENCE, along a curve to the right, having a radius of 190 feet, a distance of 85.35 feet to the intersection of Old Hickory Boulevard and Lebanon Road;

THENCE, with said Lebanon Road, along a curve to the right having a radius of 3,881.72 feet, a distance of 103.55 feet to a concrete monument;

THENCE, leaving Lebanon Road North 66 degrees 55 minutes 58 seconds West, 150 feet to an iron pin;

THENCE, North 5 degrees 56 minutes 43 seconds East, 184.02 feet to an iron pin;

THENCE, North 73 degrees 54 minutes East, 134.14 feet to the point of beginning and containing 0.86 acre, more or less, as shown by survey made by John Kohl and Company dated August 8, 2005.

BEING the same property conveyed to Johnson/Richardson, LLC by deed of record at Book 9848, Page 46, Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

2. Easements, or claims of easements, not shown by the public records.

3. If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute and liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

4. Easement (s) to State of Tennessee, as set forth in instrument recorded in Book 5131, Page 455.