WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,500,000.00
Davidson County DEEDWARR Recvd: 04/05/06 14:53 3 pgs Fees:18.00 Taxes:5550.00 20060405-0039244	Stephen H. Horrell, Affiant SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 31st DAY OF MARCH, 2006 Ernest B. Williams IV, Notary Public MY COMMISSION EXPIRES: 5/24/2008 (AFFIX SEAL) My Commission Expires MAY 24, 2008

THIS INSTRUMENT WAS PREPARED BY
Williams & Prochaska, P.C.
Ernest B. Williams, IV, Esquire
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen H. Horrell & Fred **3030 Sidco Drive** **Nashville, TN 37204**	**Same**	119-10-0-242

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUALBE CONSIDERATIONS THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, HORRELL PROPERTIES, INC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO STEPHEN H. HORRELL AND FRED T. HORRELL AS TENANTS-IN-COMMON, HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at an iron pin on the westerly margin of Logan Street and the easterly side of the McKnight Property. As of record in Book 7273, page 149, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Thence N 07°16' 36" E, 87.57 feet to an iron pin; thence S 82° 17' 48" W, 621.64 feet to an iron pin; thence S 06° 27' 53" W, 210.00 feet to an iron pin; thence N 82° 17' 44" W, 426.48 feet to an iron pin; thence N 07° 36' 29" E, 126.55 feet to an iron pin; thence N 83° 30' 00" W, 198.88 feet to the point of beginning, containing 106,118..68 square feet more or less or 2.44 acres more or less.

Being part of the same property conveyed to HORRELL PROPERTIES, INC. by Quitclaim deed from HORRELL REFRIDGERATION, INC. of record in Book 6747, page 605, recorded on December 27, 1985 and further conveyed to HORRELL REFRIGERATION, INC. by deed from GOODWILL INDUSTRIES OF MIDDLE TENNESSEE, INC. of record in Deed Book 4380, page 447 and filed for record on November 18, 1969, Register's Office for said County.

(the "Property").

This is **X** improved ☐ unimproved property, known as 2832 Logan Street, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), GRANTEE'(S) heirs and assigns forever; and GRANTOR(S) does covenant with the said GRANTEE(S) that GRANTOR(S) are lawfully seised and

Initials:

possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTOR(S) do further covenant and bind GRANTOR(S), GRANTOR(S) heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), GRANTEE'(S) heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 31st day of March, 2006.

HORRELL PROPERTIES, INC.

Steve Horrell, President

Print Name: Steve Horrell

Title: President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BEFORE ME, Ernest B. Williams IV, a Notary Public of the State and County aforementioned, personally appeared Stephen H. Horrell 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 *(title of authorized person)* of Horrell Properties, Inc., a Tennessee corporation, and as such President, *(title)* executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation as President *[title]*.

WITNESS my hand and seal, this 31st day of March, 2006.

Ernest B. Williams IV, Notary Public

My Commission Expires 5/24/08

Personally known: ✓ or Produced Identification: _____
Type of Identification Produced: _____ Driver's License _____ Other: _____

ERNEST B. WILLIAMS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

RETURN TO:
Ernest B. Williams IV, Esquire
Williams & Prochaska, P.C.
401 Church St., Suite 2600
Nashville, Tennessee 37219-2008

Initials: _____

EXHIBIT A

EXCEPTIONS

1. Easements as shown of record in Deed Book 4735, Page 779; Book 4816, page 307; Book 7435, page 688 and Book 7435, page 692, Register's Office for said County.

2. Declaration of Joint access Utility and Drainage Easements as shown of record in Instrument number 20060228-0022929, Register's Office for said County.

3. Landlord's Waiver and Agreement between Horrell Properties, Inc.(landlord) and Hubbard Enterprises (tenant) as shown of record in Instrument number 20010904-0095436 and filed for record on September 4, 2001, Register's Office for said County.

Initials: _____