Davidson County DEEDWARR
Recvd: 02/01/08 13:52 3 pgs
Fees:18.00 Taxes:751.10
20080201-0010689

THIS INSTRUMENT PREPARED BY:
James W. Cameron III
Cameron Worley, P.C.
414 Union Street, Suite 1830
Nashville, TN 37219

Address of New Owner:	**Send Tax Bills To:**	**Map/Parcel Numbers:**
Park King, LLC 2435 Hidden River Lane Franklin, TN 37069	Same	Map 92-12 Parcel 274

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 20th & State Properties, Inc. a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto Park King, LLC, a Tennessee limited liability company, (the "Grantee"), its successors and assigns, all of Grantors' rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee known as 1919 State Street, Nashville, TN., more particularly described on Exhibit A attached hereto and incorporated herein by reference, and all improvements, appurtenances, hereditaments, leases, development rights, privileges and easements belonging thereon (the "Property"). Reference is hereby made to the Instrument of Correction recorded at Book 8174, Page 353, Register's Office for Davidson County, Tennessee regarding the name of the Grantor.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any way appertaining to Grantee, its successors and assigns, forever in fee simple.

Grantors further covenant that Grantors are the lawfully seized and possessed of said real estate, have full and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered; and, Grantors will forever warrant and defend the same against the lawful claims of all persons whomsoever.

Executed this 1 day of Feb, 2008.

GRANTOR:
20TH & STATE PROPERTIES, INC., a Tennessee corporation

By: _____
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, ADRIANNA L WILLIAMS, a Notary Public of the state and county aforesaid, personally appeared DANIEL R. HIGHTOWER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself/herself to be the PRESIDENT of 20th and State Properties, Inc., a Tennessee corporation, the within named bargainor, and that he/she as such PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as PRESIDENT.

Witness my hand and official seal, at office in NASHVILLE, TENNESSEE, this 1st day of FEBRUARY, 2008.

Adrianna L Williams
Notary Public

My Commission Expires: 3/22/08

ADRIANNA L. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $203,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Michael J Accardo
Affiant

Sworn to and subscribed before me,
this 31st day of January, 2008.

Adrianna L Williams
Notary Public
My Commission Expires: 3-22-08

ADRIANNA L. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Exhibit A

Land in Davidson County, Tennessee being Lot No. 14 on the Plan of the Murphy Land Company's Division "A" of record in Book 161, page 113, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 49.90 feet on the southerly side of State Street and runs back between lines 170.7 feet to an alley and measures 49.80 feet more or less on said alley.

Being the same property conveyed to 20TH & STATE STREET PROPERTIES, INC., by deed from FIRST AMERICAN TRUST COMPANY, INC., of record as Book 8141, page 914, dated June 29, 1990, said Register's Office. Reference is hereby made to the Instrument of Correction recorded in Book 8174, Page 353 Register's Office for Davidson County, Tennessee regarding the name of the Grantor.