Davidson County DEEDWARR
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Fees:13.00 Taxes:5846.00
20080428-0042903

Prepared By:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, Tennessee 37219

GENERAL WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Park's Investment, LLC 1037 9th Avenue North Nashville, TN 37208	SAME	147-16/196

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Fairlane Investors, LLC**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Park's Investment, LLC**, the GRANTEE herein, its heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

> Land in the Thirtieth District of Davidson County, Tennessee, being more particularly described as follows:
>
> Being Lot No. 1 on the Revised Final Subdivision Plat (2 Lots) Lots 1 and 2 Fairlane Square Shopping Center, as of record as Instrument No. 20050216-0017694, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Fairlane Investors, LLC by deed of record as Instrument No. 20040416-0043309 and by deed of record as Instrument No. 20050304-0024368, and by deed of record as Instrument No. 20050304-0024369, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 4898 Nolensville Pike, Nashville, Davidson County, Tennessee 37211.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns forever.

GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it and the same is unencumbered except for the following:

1. Taxes for the year 2008, a lien, which are not yet due and payable;
2. All matters shown on Plat recorded as Instrument No. 20050216-0017694; and

3. Restrictions as contained in Instrument No. 20050304-0024368 and Instrument No. 20050304-0024369.

GRANTOR further covenants and binds itself, its heirs and assigns to warrant and forever defend the title to the said land to the GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the execution of this General Warranty Deed as of this 25th day of April, 2008.

FAIRLANE INVESTORS, LLC

By: _____

Its: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Faran Ferdowsi, 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 Chief Manager of Fairlane Investors, LLC, the bargainor, a Tennessee limited liability company and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as such Chief Manager.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 25th day of April, 2008.

_____
Notary Public

My Commission Expires: 5-30-08

GINGER M. REEVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $1,580,000.00

_____
Affiant

Sworn to and subscribed before me this the 25th day of April, 2008.

_____
Notary Public

My Commission Expires: 5-30-08

GINGER M. REEVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.