Davidson County DEEDWARR
Recvd: 06/23/08 16:04 4 pg
Fees:23.00 Taxes:1387.50
20080623-0064706

THIS INSTRUMENT PREPARED BY:
Adams and Reese LLP (FRH)
424 Church Street, Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
Weiser Nashville, LLC
c/o The Weiser Companies
P.O. Box 2487
Reston, VA 20195

SEND TAX BILLS TO:
Same

MAP-PARCEL
Map: 107.01
Parcel: 4

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, C. Curtiss Shewmaker (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Weiser Nashville, LLC, a South Carolina limited liability company (the "Grantee"), and Grantee's successors and assigns, a certain tract or parcel of land in Davison County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

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, and Grantee's successors and assigns forever. Grantor does covenant with the said Grantee that he 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 herein.

Grantor covenants and binds himself, and his successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise, except to those matters set forth herein, to which this conveyance is expressly made subject.

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.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 20th day of June, 2008.

C. Curtiss Shewmaker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **C. Curtiss Shewmaker** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of June, 2008.

[SEAL] STELLA M. McDANIEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NOTARY PUBLIC
My Commission Expires: My Commission Exp. Nov. 22, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me
this 20th day of June, 2008.

Notary Public
My Commission Exp. Nov. 22, 2008

My Commission Expires: _____

STELLA M. McDANIEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

742371.01/016796-000001

EXHIBIT A

LEGAL DESCRIPTION

A tract or land in the First Civil District, Nashville, Davidson County, Tennessee as described according to a survey by Daniels & Associates, Inc. dated February 26, 2005, Project Number 05-016 (Gregory E. Daniels, TN R.L.S. #1489) and being more particularly described as follows:

Beginning at an iron pin set on the southwesterly right of way of Dabbs Avenue; said iron pin being in the northeasterly corner of Gleaves Properties, L.P. of record as Instrument No. 20030612-0081342 R.O.D.C, TN, and said iron pin also being the southeasterly corner of the herein described tract; and proceeding as follows.

1. Leaving said southwesterly right of way of Dabbs Avenue and with the northerly boundary of Gleaves Properties, L.P. S 81 deg 45'07" W 388.02 feet to an existing iron pin at the southeasterly corner of Smith Crowe Realty Capital, LP of record as Instrument No. 20000901-0086612 R.O.D.C. TN; thence,

2. With the easterly boundary of Smith Crowe Realty Capital, LP N 04deg 12'39" W 272.36 feet to an existing iron pin; thence,

3. N 80 deg 52'39" E 169.18 feet to an iron pin set on the southwesterly right of way of Dabbs Avenue, passing at 158.67 feet an existing iron pin; thence,

4. With said southwesterly right of way of Dabbs Avenue S 44 deg 18'20" E 339.26 feet to the point of beginning.

Containing 76,166 square feet or 1.75 acres more or less.

Being the same property conveyed to C. CURTISS SHEWMAKER, by deed from JULIA DOZIER (25%), RENFRO LEBARON RAYBON (12.5%), ANNIE DAVIS (12.5%), JAMES T. KEELING (8.34%), HUGH R. WORD, III (8.33%) AND ANDREW WORD (8.33%), BEING ALL HEIRS AT LAW OF ALEX KEELIN A/K/A ALEX KEELING, DECEASED, of record as Instrument No. 20050512-0053791, dated May 4, 2005, said Register's Office.

EXHIBIT B

1. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20060615-0071471, said Register's Office.

2. Easement of record as Instrument No. 20060612-0069414, said Register's Office.

3. Grant of Easement of record as Instrument No. 20060612-0069415, said Register's Office.