1st

After Recording Return to:
Ernst & Park, LLC
3235 Satellite Blvd, Bldg 400, Ste 300
Duluth, GA 30096
770-291-2009P, 770-291-2014F
Our File Number: 2008-001

Prepared By and Return To:
Hon & Kopet, Attorneys
Title Guaranty & Trust Company
617 Walnut Street
Chattanooga, TN 37402

Davidson County DEEDWARR
Recvd: 07/14/08 15:30 3 pgs
Fees:18.00 Taxes:8140.00
20080714-0072235

COHIII/emh/08/20080319

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
J'S HAIR WORLD BEAUTY SUPPLY, INC. 2801 CLARKSVILLE HWY NASHVILLE, TN 37208	New Owner
TAX MAP AND PARCEL NO.: 163-0-0-300.00	

LIMITED WARRANTY DEED

NOW THEREFORE FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **COMMERCIAL MANAGEMENT CORPORATION (successor by merger to BELL FORGE PROPERTIES CORP.), a Tennessee corporation (the "Grantor")**, does hereby sell, transfer and convey unto **J'S HAIR WORLD BEAUTY SUPPLY, INC., a Tennessee corporation (the "Grantee")**, its successors and assigns, the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. Two (2) on the Plan of Bell Forge West, Section 2 as of record in Book 6200, Page 512, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particularly description.

For prior title, see Special Warranty Deed from Dominion Bank of Middle Tennessee to Bell Forge Properties Corp. dated December 20, 1991 and recorded in Book 8514, Page 186, in the Register's Office of Davidson County, Tennessee. See also, Articles of Merger on file with the Tennessee Secretary of State, Document Reference No. 3049-0982.

THIS CONVEYANCE MADE SUBJECT TO THE FOLLOWING:

Declaration of Protective Covenants for Bell Forge Commercial Park, Section One recorded in Book 5993, Page 769, as amended by Amendment to Declaration of Protective Covenants for Bell Forge Commercial Park, Section One recorded in Book 6207, Page 838, as amended by Second Amendment to Declaration of Protective Covenants for Bell Forge Commercial Park, Section One recorded in Book 6301, Page 775, in the Register's Office of Davidson County, Tennessee, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607, of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

Permanent Sanitary Sewers and/or Storm Drainage Easement of record in Book 5998, Page 618, in the Register's Office of Davidson County, Tennessee.

Plan of record in Book 6200, Page 512, in the Register's Office of Davidson County, Tennessee, shows an owner's certificate, a 20-foot minimum building setback line and public utility and drainage easement along Mt. View road with 5-foot telephone easement along the northeasterly line; a sanitary sewer easement of varying width along the northwesterly line; a 12.5-foot joint access and public utility easement along the south line and certain notes concerning excavation and rights of ingress egress.

Storm Water Detention Agreement between Bell Forge Owners Association and The Metropolitan Government of Nashville and Davidson County, dated September 13, 1984, of record in Book 6411, Page 366, in the Register's Office of Davidson County, Tennessee.

Deed of Conveyance of Water Mains from AFPC Equities Investors Land Fund 83-1, Ltd., to The Metropolitan Government of Nashville and Davidson County of record in Book 6974, Page 939, in the Register's Office of Davidson County, Tennessee.

Deed of Conveyance of Water Mains AFPC Equities Investors Land Fund 83-1, Ltd to The Metropolitan Government of Nashville and Davidson County of record in Book 6974, Page 944, in the Register's Office of Davidson County, Tennessee.

Restrictive Covenants and Reciprocal Easement Agreement recorded in Book 7028, Page 760, in the Register's Office of Davidson County, Tennessee.

Deed of Conveyance for sanitary sewers recorded in Book 7358, Page 614, in the Register's Office of Davidson County, Tennessee.

Assignment and Assumption of Leases recorded in Book 8514, Page 190, in the Register's Office of Davidson County, Tennessee.

Memorandum of Lease between Bell Forge Properties Corp. and Tennessee Credit Corporation recorded in Book 9053, Page 471, in the Register's Office of Davidson County, Tennessee.

Any governmental zoning and subdivision ordinances in effect thereon.

All notes, stipulations, restrictions, easements, conditions, and regulations as set out on recorded plat.

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, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors, representatives, and assigns, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, **COMMERCIAL MANAGEMENT CORPORATION (successor by merger to BELL FORGE PROPERTIES CORP.), a Tennessee corporation**, has caused these presents to be executed this 30 day of June 2008.

COMMERCIAL MANAGEMENT CORPORATION (successor by merger to BELL FORGE PROPERTIES CORP.), a Tennessee corporation

By: _____
Rex Allen, President

STATE OF TENNESSEE

COUNTY OF HAMILTON

On this 30 day of June 2008, before me personally appeared, Rex Allen, 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 COMMERCIAL MANAGEMENT CORPORATION (successor by merger to BELL FORGE PROPERTIES CORP.), a Tennessee corporation, the within named bargainor, and the he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of COMMERCIAL MANAGEMENT CORPORATION (successor by merger to BELL FORGE PROPERTIES CORP.), a Tennessee corporation, by himself as such President.

Witness my hand and official seal.

SALLY D. HUNT STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

Sally D. Hunt
NOTARY PUBLIC

My Commission Expires: Aug. 24, 2008

STATE OF TENNESSEE
COUNTY OF HAMILTON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,200,000.00 at the date of agreement, which amount is equal to or greater than the amount which the property would have commanded at a fair and voluntary sale.

Elizabeth M Hill
AFFIANT

Sworn and subscribed before me this 30th day of June 2008.

SALLY D. HUNT STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

Sally D Hunt
NOTARY PUBLIC

My Commission Expires: Aug. 24, 2008

h:deeds/2008DEEDS/limited warranty/08-Comm Mgmt to J's Hair World.20080319