STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $775,000.00.

Affiant

Sworn to and subscribed before me on this the 21 day of July, 2008.

Notary Public

My commission expires: 11/07/2011

THIS INSTRUMENT PREPARED BY:
Brendi E. Kaplan, Esq.
Wyatt, Tarrant & Combs, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203-1423

NATALIE K. KEAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

NAME AND ADDRESS OF NEW OWNER:
Mary D. Schiller
1241 Foster Avenue
Nashville, Tennessee 37210

SEND TAX BILLS TO:
SAME

Map/Parcel: 10609005700

SPECIAL WARRANTY DEED

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 considerations, the receipt and sufficiency of which are hereby acknowledged, HETZEL FAMILY, LLC, a Tennessee limited liability company, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto MARY D. SCHILLER, hereinafter the GRANTEE, her heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 1241 Foster Avenue, Nashville, Tennessee.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

SEE ATTACHED EXHIBIT B, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

Davidson County DEEDWARR
Recvd: 07/22/08 10:34 4 pgs
Fees:23.00 Taxes:2867.50
20080722-0075073

45373259.1

TAL

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs, representatives and assigns, forever; Grantor does further covenant with said Grantee that Grantor has a good right to convey the land, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs, representatives and assigns, against the lawful claims of persons claiming by and through Grantor, but no other.

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 my hand this 21st day of July, 2008.

GRANTOR:

HETZEL FAMILY, LLC
A Tennessee limited liability company

By: Dorothea S Hetzel Chief Manager
Dorothea S. Hetzel, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Dorothea S. Hetzel, with whom I am personally acquainted and who, upon oath, acknowledged herself to be the Chief Manager of Hetzel Family, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of Hetzel Family, LLC by herself as such Chief Manager.

Witness my hand and official seal at office, this 21st day of July, 2008.

Notary Public

My Commission Expires:

TOM FOX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

EXHIBIT A
Real Property Description

Being a tract of land in the First Civil District of Davidson County, Tennessee, being part of Lot Nos. 1 and 2 of Burns Industrial Subdivision as of record in Plat Book 3600, Page 73, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the southerly margin of Tredco Drive, said point being the common corner of Lot Nos. 2 and 3; thence with said margin South 88 degrees 03 minutes East 178.3 feet to an iron pin; thence, with a curve to the right 47.35 feet to an iron pin in the westerly margin of Foster Avenue, said curve having a radius of 30.00 feet, a central angle of 90 degrees 26 minutes and a tangent distance of 30.23 feet; thence with said margin of Foster Avenue South 2 degrees 23 minutes West 238.1 feet to an iron pin; thence, leaving said margin with a fence North 88 degrees 03 minutes West 206.2 feet to a concrete monument; thence, with the line between said Lot Nos. 2 and 3 North 1 degree 53 minutes East 268.4 feet to the point of beginning. Containing 55,459 square feet or 1.27 acres, more or less.

Being the same property conveyed to Hetzel Family Partners, a Tennessee general partnership, by deed from Second Street Realty Company, a Tennessee corporation, of record in Book 9138, Page 682, Register's Office for Davidson County, Tennessee. The said Hetzel Family Partners and Hetzel Family, LLC, a Tennessee limited liability company, are one and the same according to the Articles of Conversion filed with the Tennessee Secretary of State on May 25, 2005 and recorded in Instrument Number _____, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Exceptions

1. City and/or County Taxes for the year 2008 and subsequent years: A lien, not yet due or payable.

2. Subject to all matters shown on the Plan of Burns Industrial Subdivision of record in Plat Book 3600 Page 73, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer and storm Drainage Easement of record in Book 4799, Page 222, Register's Office for Davidson County, Tennessee.

4. Easement for Storm Drainage of record in Book 4006, Page 55, Register's Office for Davidson County, Tennessee.

5. Subject to the terms and provisions of any unrecorded lease agreements and the rights of tenants in possession thereunder.