Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/05/08 13:22 2 pg:
Fees:13.00 Taxes:148.00

20080805-0080655

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $40,000.00

Affiant

Subscribed and sworn to before me, this 25th day of July, 2008.

Notary Public
My commission expires: ~~02/24/08~~ 06/23/2

JUDY J. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

06-0807-73116

Address of New Owner:
BWHFEI, LLC
124 Timber Hills Road
Hendersonville, TN 37075

Send Tax Bills to:
New Owner

Tax Information
063-08-0-071.01

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bobbie A. Talley now known as Bobbie A. Golder, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to BW Howard Franchise Enterprise Industries, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 2, Block Q, on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Thereon Talley and wife, Bobbie Ann Talley by deed from Robert A. Green and wife, Mary Regan Green, dated December 31, 1962, recorded January 14, 1963, of record in Book 3501, page 164, Register's Office for Davidson County, Tennessee. Said Thereon Talley became deceased May 24, 1983.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 602 Hadleys Bend Blvd, Old Hickory, TN 37138

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 25th day of July, 2008.

Bobbie A. Talley n/k/a
Bobbie A. Golder

STATE OF INDIANA
COUNTY OF MARION

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bobbie A. Golder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in INDIANAPOLIS, this 22 day of July, 2008.

NOTARY PUBLIC SEAL INDIANA

Notary Public

My commission expires: 12-10-09