STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

The actual consideration for this transfer of value of property (whichever is greater) is $600,000.00.

Affiant

Sworn to and subscribed before me this 21st day of August, 2008.

Notary Public
My Commission Expires: 7/3/2012

DEBORAH B. IRMICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

Davidson County DEEDWARR
Recvd: 08/28/08 10:22 4 pg
Fees:23.00 Taxes:2220.00
20080828-0088373

NAME AND ADDRESS OF NEW OWNER
Danny King Enterprises, LLC
7098 Old Harding Pike
Nashville, Tennessee 37205

SEND TAX BILL TO:
Same as Owner

Map/Parcel: 14200005600

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, MICHAEL WARSAW, TRUSTEE OF THE REGINA CAELI TRUST DATED AUGUST 24, 2004., hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto DANNY KING ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter the GRANTEE, its successors 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 7096 (7098) Old Harding Pike, Nashville, Davidson County, 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.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its successors and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR 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 otherwise herein set out; and does further covenant and bind itself, its successors, representatives and assigns, to warrant and

forever defend the title to the said land to the said GRANTEE, its 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 my hand this 27 day of August, 2008.

GRANTOR:

MICHAEL WARSAW, TRUSTEE OF THE REGINA CAELI TRUST DATED AUGUST 24, 2004

By: _____
Larry N. Westbrook, Jr., Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforementioned, personally appeared LARRY N. WESTBROOK, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the attorney in fact for MICHAEL WARSAW, TRUSTEE OF THE REGINA CAELI TRUST DATED AUGUST 24, 2004, as evidenced by that Power of Attorney recorded as Instrument Number 20080826008837 2, Register's Office for Davidson County, Tennessee, the within named bargainor, an individual, and that he as such attorney in fact, executed the foregoing instrument for the purpose therein contained, by signing the name of LARRY N. WESTBROOK, JR. by himself as attorney in fact.

Witness my hand and official seal at office, this 27th day of August, 2008.

Deborah B. Irmick
Notary Public

My Commission Expires: 7/3/2012

DEBORAH B. IRMICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

EXHIBIT A
Real Property Description

A certain tract or parcel of land, situated in the Ninth Civil District on the Harding Pike, near Bellview, beginning at a point in the center of said Pike at the crossing of a County Road, a corner of the old school lot and an original Bradford corner, thence with the center of said County Road N. 3 ¼ E. 243 feet, thence N. 65° E. 168 feet to a stake, thence S. 3 ¾ W. 243 feet to the center of said Harding Pike, and with the same S. 65 W. 168 feet to the beginning, containing 66/100 acres, more or less.

Being the same property conveyed to R. W. Steltemeier, Jr. by deed from Madeline Gaddes Williams of record in Book 4321, Page 612, dated March 27, 1969 and recorded on March 28, 1969, Register's Office for Davidson County, Tennessee. Being further quitclaimed to Michael Warsaw, Trustee of the Regina Caeli Trust Dated August 24, 2004 from R. W. Steltemeier, Jr. of record as Instrument Number 20040826-0103584, Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Davidson County taxes for 2008, a lien, but not yet due and payable.

2. Agreement for Dedication of Easement for Public Utilities of record in Book 8626, Page 821, Register's Office for Davidson County, Tennessee.

3. Memorandum of Agreement of record in Book 5308, Page 449, Register's Office for Davidson County, Tennessee.

4. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.