THIS INSTRUMENT WAS PREPARED BY
~~AND SHOULD BE RETURNED TO:~~
Darrell D. Garvey, Esquire
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
450 South Orange Avenue, Suite 250
Post Office Box 2809
Orlando, Florida 32802-2809
(407) 843-4600

Davidson County DEEDWARR
Recvd: 09/16/08 15:03 6 pgs
Fees:33.00 Taxes:1962.95
20080916-0094780

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT TY INVESTMENTS, LLC, a Georgia limited liability company, whose mailing address is 15 Bull Street, Suite 200, Savannah, Georgia 31401, hereinafter referred to as Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash, and other good and valuable consideration to Grantor in hand paid by **NATIONAL RETAIL PROPERTIES, LP**, a Delaware limited partnership, whose mailing address is 450 South Orange Avenue, Suite 900, Orlando, Florida 32801, hereinafter referred to as Grantee, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee all that certain lot, tract, or parcel of land situated in Davidson County, Tennessee, more particularly described on **Exhibit "A"** attached hereto;

TOGETHER WITH all of the improvements, tenements, hereditaments and appurtenances belonging or in any way appertaining to such real property, and all of Grantor's right, title and interest in and to (i) any and all property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property, and (iii) any easements and rights, if any, inuring to the benefit of such real property or to Grantor in connection therewith (the land and all of the foregoing being hereinafter referred to as the "Property");

PROVIDED, HOWEVER, that this conveyance is made and accepted subject to those matters described on **Exhibit "B"** attached hereto and made a part hereof by this reference for all purposes (such exceptions to title to be described on **Exhibit "B"** shall include and be limited to the Permitted Exceptions as described and defined in that certain Real Estate Purchase and Sale Contract to which this Deed is attached as an Exhibit);

TO HAVE AND TO HOLD the Property, subject to the exceptions and reservation hereinafter stated, together with all and singular the rights and appurtenances thereto in any

0014910\136900\1173270\1
Store #: 18586
4807 Nolensville Road
Nashville, Tennessee

Return Recorded Documents To:
LandAmerica National Commercial Services
450 S. Orange Avenue, Suite 170
Orlando, FL 32801
Attention: **Christi Pawlak** 08-506

manner belonging to Grantor, unto the said Grantee, Grantee's successors and assigns forever, and Grantor does hereby bind itself and its successors to Warrant and Forever Defend all and singular the Property unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, subject however, to those matters described on **Exhibit "B"** hereto.

EXECUTED this 29th day of August, 2008.

Signed, sealed and delivered
in the presence of:

Name: Marvin A Fentress

Name: Clayton L. Collins

TY INVESTMENTS, LLC, a Georgia limited liability company

By: _____
Tracy Young, Manager

STATE OF GEORGIA
COUNTY OF CHATHAM

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Tracy Young, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the Manager of **TY INVESTMENTS, LLC**, a Georgia limited liability company, and that as such Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

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

ANDREA S. SMITH NOTARY PUBLIC My Comm. Exp. Aug. 20, 2010 CHATHAM COUNTY, GA

Notary Public
Name: Andrea S. Smith
Commission No.: —
My Commission Expires: 8-20-2010

(NOTARY SEAL)

0014910\136900\1173270\1
Store #: 18586
4807 Nolensville Road
Nashville, Tennessee

Property Address: 4807 Nolensville Road Nashville, Tennessee Property Owner: National Retail Properties, LP Attn: General Counsel 450 S. Orange Avenue, Suite 900 Orlando, Florida 32801 Mail Tax Bills to: TitleMax of Tennessee, Inc. 15 Bull Street, Suite 200 Savannah, Georgia 31401 Parcel Identification Number: 147-12-72	I hereby swear or affirm that, to the best of affiant's information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $530,526 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale. **LOWNDES, DROSDICK, DOSTER, KANTOR & REED, P.A.** Affiant, Attorney for Grantee Subscribed and sworn to before me this 29th day of August, 2008 Notary Public Name: _____ Commission No.: _____ My Commission Expires: _____ (NOTARY SEAL)

SUSAN A. FULLER
Comm# DD0764568
Expires 4/28/2012
Florida Notary Assn., Inc

0014910\136900\1173270\2
Store #: 18586
4807 Nolensville Road
Nashville, Tennessee

08-506

EXHIBIT "A"

LEGAL DESCRIPTION

Land in the Sixth Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of George Hicks Property, Section IV, of record in Plat Book 5190, page 65, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Beginning at a point (on the westerly margin of Nolensville Road), being the northeast corner of the Black & Decker property; thence S 71 degrees 06' 19" West 255.43 feet to an iron pin; thence North 16 degrees 47' W 93.40 feet to an iron pin; thence N 69 degrees 35' E 250.30 feet to an iron pin, being the point on the westerly margin of Nolensville Road, being 182 feet more or less, south of the intersection of Northcrest Drive, thence along margin of said Road, 100.0 feet to the point of beginning.

Being the same property conveyed to Ty Investments, LLC, a Georgia limited liability company in Instrument No. 20071129-0138704, Register's Office for Davidson County, Tennessee.

ALSO KNOWN AS:

All that tract or parcel of land containing 0.56 acres more or less situated, lying and being in the Sixth Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of GEORGE HICK'S PROPERTY, SECTION IV, of record in Plat Book 5190, Page 65, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Begin at a point located at the intersection of the West right of way margin of Nolensville Pike and the Northeast Corner of the Tax Parcel 1471601990, now or formerly owned by Pantos Family LTD Partnership, also being the Southeast Corner of the herein described tract of land, said point being the True Point of Beginning; thence run South 71°06'19" West for a distance of 255.43 feet to a point; thence run North 16°47'00" West for a distance of 93.40 feet to a point; thence run North 69°35'00" East for a distance 250.30 feet to a point on the West right of way margin of Nolensville Pike; thence run South 19°54'47" East along said right of way margin for a distance of 100.00 feet to a point and back to the True Point of Beginning.

Land containing 24435.04 sq. ft. or 0.56 acres.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Ad valorem taxes for the year 2008 and subsequent years, which are not yet due and payable.

2. Subject to 10' drainage easement shown on Plat recorded in Official Records Book 5190, Page 65 in the Register's Office for Davidson County, Tennessee.

3. Subject to restrictions as contained in Official Records Book 4496, Page 844, as modified in Official Records Book 5323, Page 367, in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 530,526.00 .

Affiant

Subscribed and sworn to before me, this the 28th day of August, 2008.

Notary Public

My Commission Expires:

4807 Nolensville Pike, Nashville, TN 37211

08-5060