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 15:05 6 pgs
Fees:33.00 Taxes:2009.68
20080916-0094783

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);

0014910\136900\1173270\1
0014910\136900\1164248\3
Store #: 18986
4022 Nolensville Pike
Nashville, Tennessee

Return Recorded Documents To:
LandAmerica National Commercial Services
450 S. Orange Avenue, Suite 170
Orlando, FL 32801
Attention: **Christi Pawlak** 08-507

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 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 Fortress

Name: Clayton E. 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 29 day of August, 2008.

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

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

(NOTARY SEAL)

Property Address: 4022 Nolensville Pike Nashville, Tennessee 37211 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: 139-15-132	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 $543,158 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

EXHIBIT "A"

LEGAL DESCRIPTION

That certain real property in the 6th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron stake on the easterly margin, as widened of Nolensville Road at the beginning of a short radius curve to the right (return to Welch Road); thence, with said curve northeasterly, (radius 26.25 feet) 46.95 feet to an iron stake, the intersection of where the new return to Welch Road meets the original return; thence, continuing with said return (radius 50.0 feet) 5.32 feet to an iron stake on the southerly margin of Welch Road thence with southerly margin of Welch Road 84 degrees 55 minutes 40 seconds east 93.90 feet to an iron stake; thence south 13 degrees 30 minutes east 149.33 feet to an iron stake; thence, south 76 degrees 20 minutes west 126.00 feet to an iron stake on the easterly margin of Nolensville Road as widened; thence, with easterly margin of Nolensville Road north 13 degrees 30 minutes west 155.57 feet to the point of beginning.

Being the same property conveyed to Ty Investments, LLC, a Georgia limited liability company in Instrument No. 2007122-0147816, Register's Office for Davidson County, Tennessee.

ALSO KNOWN AS:

All that tract or parcel of land containing 0.49 acres more or less situated, lying and being in the 6th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Begin at a point located on the East right of way margin of Nolensville Pike and a short radius curve to the right, being the return to Welch Road, said point being the True Point of Beginning; thence run along said curve to the right having a radius of 26.25 feet, an arc distance of 46.95 feet, subtended by a chord bearing of North 37°44'13" East and a chord distance of 40.94 feet to a point on the South right of way margin of Welch Road; thence run along said right of way margin and along a curve to the right having a radius of 50.00 feet, an arc distance of 5.32 feet, subtended by a chord bearing of South 86°01'04" East and a chord distance of 5.32 feet to a point; thence run South 84°55'40" East along said right of way margin for a distance of 93.90 feet to a point; thence run South 13°30'00" East for a distance of 149.33 feet to a point; thence run South 76°20'00" West for a distance of 126.00 feet to a point on the East right of way margin of Nolensville Pike; thence run North 13°30'00" West along said right of way margin for a distance of 155.57 feet to a point and back to the True Point of Beginning.

Land containing 21201.86 sq. ft. or 0.49 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 15' setback line shown on Plat recorded in Official Records Book 4350, Page 185, as amended in Official Records Book 4465, Page 828.

3. Subject to the rights of Ensor's SAS Shoes Store, as tenant only, pursuant to an unrecorded Real Estate Lease between TitleMax of Tennessee, Inc., as Landlord, and Betty Ensor Thomas, as Tenant, effectively dated February 1, 2008.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 543,158.00.

Affiant

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

Notary Public

My Commission Expires:

4022 Nolensville Pike, Nashville, TN 37211

08-507