Davidson County DEEDWARR
Recvd: 12/31/08 09:30 7 pgs
Fees:38.00 Taxes:1591.00
20081231-0123800

THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 21469-6
Davidson County Box
14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
GET Investments GP C/o Scott Tyrone 5250 Virginia Way, Ste. 100 Brentwood, TN 37027	New Owner	Map 091-15 Parcels 032

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, WILLIAM T. TINNELL, AS TO AN UNDIVIDED TWENTY-FIVE (25%) PERCENT INTEREST, GREGG B. TINNELL, AS TO AN UNDIVIDED TWENTY-FIVE (25%) PERCENT INTEREST, HENRY C. TINNELL, JR., AS TO AN UNDIVIDED TWENTY-FIVE (25%) PERCENT INTEREST, WILLIAM T. TINNELL AND GREGG B. TINNELL, CO-TRUSTEES OF THE TRUST ESTABLISHED F/B/O SANDRA FAYE MORAN, AS TO AN UNDIVIDED TWENTY-FIVE (25%) PERCENT INTEREST, JOINED BY WILLIAM T. TINNELL AND GREGG B. TINNELL, CO-EXECUTORS BY ORDER OF THE LAST WILL AND TESTAMENT OF H.C. TINNELL, DECEASED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto GET INVESTMENTS GP, a Tennessee general partnership, hereinafter called the Grantee, it successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

BEING part of the property conveyed to Henry C. Tinnell and wife, Kathryn A. Tinnell by Installment Deed from Everett Green and wife, Tommie C. Green of record in Book 4699, Page 307 and Deed to H.C. Tinnell from Hazel Allen, a widow, of record in Book 9533, Page 21, Register's Office for Davidson County, Tennessee. Henry C. Tinnell being one and the same person as H.C. Tinnell. The said Henry C. Tinnell and Kathryn A. Tinnell having since died. Kathryn A. Tinnell having predeceased Henry C. Tinnell.

The said H. C. Tinnell having since died on July 13, 2007, leaving a Last Will and Testament (the "Will"), dated May 18, 2007, which was admitted to Probate in the Probate Court of Davidson County, Tennessee, under Case No. 07P 1445, and recorded in Instrument No. 20071009-0120270, Register's Office for Davidson County, Tennessee.

PURSUANT to the provisions of the said Will, the property was vested to William T. Tinnell, as to an undivided 25% interest, Gregg B. Tinnell, as to an undivided 25% interest, Henry C. Tinnell, Jr., as to an undivided 25%, and William T. Tinnell and Gregg B. Tinnell, Co-Trustees of the Trust established f/b/o Sandra Faye Moran, as to an undivided 25% interest.
Pursuant to said Will, the property was devised to William T. Tinnell and Gregg B. Tinnell, in their capacity as Co-Executors of the Last Will and Testament of H.C. Tinnell, and who have joined in the execution of this Deed to express the consent of the Estate to the sale of the above described property and to convey any interest in the property which might be vested to them as Co-Executors or otherwise held by the Estate to the within named Grantee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "B"; and Grantors do further covenant and bind themselves, their heirs, successors 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 claiming by, through, or under the said Grantors.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed this 30 day of December 2008.

William T. Tinnell, Co-Executor under the Last Will and Testament of H.C. Tinnell

Gregg B. Tinnell, Co-Executor under the Last Will and Testament of H.C. Tinnell

William T. Tinnell, Devisee

Gregg B. Tinnell. Devisee

William T. Tinnell, Co-Trustee of the Trust, Established f/b/o Sandra Faye Moran

Gregg B.. Tinnell, Co-Trustee of the Trust Established f/b/o Sandra Faye Moran

Henry C. Tinnell, Jr., Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William T. Tinnell, as Co-Executor of the Estate of H.C. Tinnell, the bargainor,with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30 day of December 2008.

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 3/7/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William T. Tinnell, as Devisee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30 day of December 2008.

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 3/7/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William T. Tinnell, as Co-Trustee of the Trust established f/b/o Sandra Faye Moran under the Will of H.C. Tinnell, the bargainor,with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30 day of December 2008.



Jennifer L. Johnson
NOTARY PUBLIC
My Commission Expires: 3/7/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henry C. Tinnell, Jr., as Devisee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30 day of December 2008.



Jennifer L. Johnson
NOTARY PUBLIC
My Commission Expires: 3/7/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregg B. Tinnell, as Co-Executor of the Estate of H.C. Tinnell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30 day of December 2008.

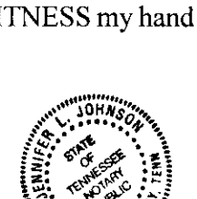


Jennifer L. Johnson
NOTARY PUBLIC
My Commission Expires: 3/7/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregg B. Tinnell, as Devisee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30 day of December 2008.



Jennifer L. Johnson
NOTARY PUBLIC
My Commission Expires: 3/7/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregg B. Tinnell, as Co-Trustee of the Trust established f/b/o Sandra Faye Moran under the Will of H.C. Tinnell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30 day of December 2008.

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Jennifer L. Johnson
NOTARY PUBLIC
My Commission Expires: 3/7/2011

The actual consideration or value, whichever is greater, for this transfer is $430,000.00

Affiant

Subscribed and sworn to before me this
30 day of December 2008.

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Jennifer L. Johnson
Notary Public
My commission expires: 3/7/2011

Exhibit "A"

LAND in Davidson County, Tennessee, being Lot No. 1 on the Final Subdivision Plan of the Resubdivision of "H.C. Tinnell Subdivision" and Hazel Allen Property, of record in Book 7900, Page 850, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Together with that perpetual easement for parking motor vehicles as set forth and described in the deed of record in Book 9533, Page 22, Register's Office for Davidson County, Tennessee.

Exhibit "B"
Permitted Encumbrances

(a) Taxes for the year 2009 and subsequent years, not yet due and payable, said taxes having been prorated and assumed by the Grantee.

(b) Matters shown on the plan of record in Book 7900, Page 850, Register's Office for Davidson County, Tennessee.

(c) Sanitary Sewers and/or Storm Drainage Easement, of record in Book 5738, Page 573, said Register's Office.

(d) Matters shown on the plan of record in Book 421, Page 18, said Register's Office.

(e) Subject to an easement for ingress and egress as stated in the deed of record in Book 4880, Page 679, said Register's Office.

(f) A perpetual easement for parking motor vehicles as set out in the deed of record in Book 9533, Page 21, said Register's Office.

(g) ALTA/ACSM Land Title Survey of The William Tinnell , Et al Property, Tax Map 91-15, Parcel 32.00, 5319 Charlotte Pike, dated September 12, 2008, and last revised December 18, 2008, prepared by John E. Franklin, Jr., R.L.S.#1700, J. Franklin and Associates PLLC, discloses the following:

1. A 10 foot Sewer Easement running west to east along the northern boundary of the property parallel to Charlotte Avenue.
2. A 10 foot Sewer Easement extending from southeastern point of the property in a northeasterly direction across a 15 foot Perpetual Easement for Parking Motor Vehicles, said Sewer Easement being more fully described in Deed Book 9533, Page 21, Register's Office for Davidson County, Tennessee.
3. A 10 foot Sewer and Drainage Easement running northwest to south along the southwest boundary of the property.
4. 15 foot minimum building setback line from Charlotte Avenue.
5. Gas line running east to west along the northern boundary of the property parallel to Charlotte Pike.
6. Overhead power and telephone lines cross over the eastern boundary line and a neighboring property to connect to a power pole located on Charlotte Avenue. Said overhead power and telephone lines also connect to power poles located on the property.
7. Common Wall running north to south on the western boundary line.
8. An Ingress/Egress Easement of record in Deed Book 488, Page 679, said Register's Office, located on the western boundary line from the neighboring property.
9. Subject to Special Flood Hazard Zone. Flood Zone AE.
10. A 15 foot Perpetual Easement for Parking Motor Vehicles running north to south along the southeasterly boundary line and parallel to the neighboring Parcel 41 as reference in Deed Book 9533, Page 21, said Register's Office.
11. Wood and Steel Carport located in the southern part of the property encroaches onto the said 15 foot Perpetual Easement for Parking Motor Vehicles .
12. Chain link fence runs along the western and southern boundaries of the property. Said fence encroaches upon the neighboring Parcel 3.00 located to the west of the property and also onto the neighboring Parcels 42.00 and 45.00 to the south of the property.
13. A15 inch sanitary sewer running northwest to south within the southwest boundary of the property.
14. A 6 foot wide drain located within the 10 foot sewer located in the southwest boundary of the property.

15. A 42 inch sanitary sewer running east to west across the northern boundary of the property parallel to Charlotte Avenue.