THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***165,000.00.

Affiant

Subscribed and sworn to before me this 31st day of December, 2008.

Notary Public

My Commission Expires: 9-30-09

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 01/05/09 16:03 2 pgs
Fees:13.00 Taxes:610.50
20090105-0001005

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Elberta Express, Inc. 1431 Lischey Avenue Nashville, Tennessee 37207	Elberta Express, Inc. 2006 Ridley Boulevard Nashville, TN 37203	MAP 071-12-0 PARCELS (Tract I) 334.00 and (Tract II) 335.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Five Thousand and 00/100 Dollars ($***165,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, George A. Woods, Jr., unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Elberta Express, Inc., a Tennessee corporation, (hereinafter called the "GRANTEE"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:

BEING Lot No. 1 on the Plan of Resubdivision of Lot 1 of Joy Floral Company Property of record in Book 6200, page 285, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to George A. Woods, Jr. and wife, April L. Woods, by Warranty Deed dated January 4, 1995, from Richard L. Taylor, a single person, of record in Book 9565, page 155, in the Register's Office for Davidson County, Tennessee; the said April L. Woods having since conveyed her interest in subject property to George A. Woods, Jr. by Quitclaim Deed dated May 21, 2005, of record as Instrument No. 20050523-0057478 in said Register's Office.

TRACT II:

BEING Lot No. 2 on the Plan of Resubdivision of Lot 1 of Joy Floral Company Property of record in Book 6200, page 285, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to George A. Woods, Jr. and wife, April L. Woods, by Warranty Deed dated January 4, 1995, from Richard L. Taylor, a single person, of record in Book 9565, page 158, in the Register's Office for Davidson County, Tennessee; the said April L. Woods having since conveyed

her interest in subject property to George A. Woods, Jr. by Quitclaim Deed dated May 21, 2005, of record as Instrument No. 20050523-0057478 in said Register's Office.

This is unimproved property known as 1433 Lischey Avenue, Nashville, Tennessee 37207 (Tract I) and improved property known as 1431 Lischey Avenue, Nashville, Tennessee 37207 (Tract II).

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he 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 follows:

1. Real estate taxes for 2009 and all future years which have been assumed by the Grantee herein. The current year taxes were paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the Plan of Resubdivision of Lot 1 of Joy Floral Company Property of record in Book 6200, page 285, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 31st day of December, 2008.

George A. Woods, Jr.

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 George A. Woods, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of December, 2008.

Notary Public

My Commission Expires: 4-30-09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY