BILL GARRETT, Davidson County
Trans:T20090021934 DEEDWARR
Recvd: 04/02/09 14:12 5 pgs
Fees:28.00 Taxes:1017.50
20090402-0029877

This Instrument Prepared By:
Laurence M. Papel, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Suite 1000, 211 Commerce Street
Nashville, Tennessee 37201

Address New Owner as follows:
Carter Group/Hagan Street Properties
3310 West End Avenue, Suite 420
Nashville, Tennessee 37203

Send Tax Bills To:
Same

Map-Parcel No.
105-7-77
105-7-78
105-7-79
105-7-80

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me this the 1st day of April, 2009.

Notary Public

PAMELA B. HAMPTON
STATE OF TENNESSEE NOTARY PUBLIC
GRAHAM COUNTY

My Commission Expires: May 8, 2011

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **B & A Truck Sales & Service, Inc.**, a Tennessee corporation, a/k/a B & A Sales & Service, Inc., (B & A Truck Sales & Service, Inc. and B & A Sales & Service, Inc. (sic) constituting the same entity), hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Carter Group/Hagan Street Properties**, a Tennessee general partnership, hereinafter called "Grantee", its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

Said property is transferred subject to the limitations, restrictions and encumbrances set forth on **Exhibit "B"**.

This is improved property known as 513, 515, 517 and 519 Hagan Street, Nashville, Tennessee.

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.

And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

And Grantor does further covenant and bind itself, its successors, assigns, 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.

Wherever 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 this 1st day of April, 2009.

B & A Truck Sales & Service, Inc., a Tennessee corporation

By: _____

Title: V.P.

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Allen Dawson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledge him self to be V.P. of B & A Truck Sales & Service, Inc., the within named bargainor, a Tennessee corporation, and that he as such V.P., being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as V.P..

Witness my hand and seal, at office, in Nashville, Tennessee, this the 1st day of April, 2009.

Notary Public

My Commission Expires: 9-18-12

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT "A"

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 44 on the Map of Hagan and Merritt's Resubdivision of Blocks I, J, K, L, M and N of Merritt Lands as of record in Book 161, page 49, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 50 feet on the easterly side of Hagan Street and runs back between parallel lines 164 feet to an alley.

Being the same property conveyed to B & A Sales & Service, Inc. by Deed of record in Book 11731, page 223, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being the northerly 47 feet of Lot No. 47 on the Map of Hagan and Merritt's Resubdivision of Blocks I, J, K, L, M and N of Merritt Lands, of record in Book 161, page 49, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to B & A Truck Sales & Service, Inc., by Deed of record in Book 10941, page 801, Register's Office for Davidson County, Tennessee.

Tract 3:

Land in Davidson County, Tennessee, being the northerly 47 feet of Lot No. 46 and the southerly three (3) feet of Lot No. 47 on the Map of Hagan and Merritt's Resubdivision of Blocks I, J, K, L, M and N of Merritt Lands, of record in Book 161, page 49, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to B & A Truck Sales & Service, Inc., by Deed of record in Book 10941, page 777, Register's Office for Davidson County, Tennessee.

Tract 4:

Land in Davidson County, Tennessee, being Lot No. 45 and the southerly three (3) feet of Lot No. 46 on the Map of Hagan and Merritt's Resubdivision of Blocks I, J, K, L, M and N of Merritt Lands, of record in Book 161, page 49, Register's Office for Davidson County, Tennessee.

Said Lot No. 45 and the southerly part of Lot No. 46 front together 53 feet on the easterly side of Hagan Street and runs back between parallel lines 164 feet to an alley.

Being the same property conveyed to B & A Truck Sales & Service, Inc., a Tennessee corporation, by Deed of record in Book 7858, page 502, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Exceptions

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Metropolitan Government and Davidson County taxes for the year 2009 and subsequent years.

2. All matters shown on Plat recorded in Book 161, page 49, Register's Office for Davidson County, Tennessee.