BILL GARRETT, Davidson County
Trans:T20090035025 DEEDWARR
Recvd: 05/28/09 09:59 3 pgs
Fees:18.00 Taxes:5365.00
20090528-0048855

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

File No. 21696-6
Davidson County Box
14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Robert L. Allen 110 Leeward Point Hendersonville, TN 37075	New Owner	Map 082-02 Parcel 084

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, GENEVA HOLDINGS, INC., a North Carolina corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto THE R&S ALLEN FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership, hereinafter the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the First District of Nashville, Davidson County, Tennessee, described as Lot 1 on the Cleveland Street Commercial Plan, Section 1, of record in Book 6250, Page 986, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description, together with the northern half of Hancock Street adjacent to said Lot 1, said street having been closed by Metropolitan County Council Substitute Bill No. 088-235.

BEING the same property conveyed to Nashville Diesel, Inc., a North Carolina corporation, by Deed from Robert A. Nixon of record in Book 7904, Page 153, Register's Office for Davidson County, Tennessee. Nashville Diesel, Inc. merged into Geneva Corporation by Articles of Merger of record in Book 11543, Page 897. Geneva Corporation is now known as Geneva Holdings, Inc., a North Carolina corporation, by that name change of record in Instrument Number 20040128-0010702, said Register's Office.

THIS is improved property, known as 80 Cleveland Street, Nashville, Tennessee 37207.

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 covenants 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 except for such easements, restrictions and rights of way of record, and including those exceptions set forth on the attached Exhibit "A"; and Grantor does further covenant and bind itself, its 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 whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 22 day of May 2009.

GENEVA HOLDINGS, INC.
a North Carolina corporation

By: _____
Ronald M. Stanley, Jr., Vice President

STATE OF NORTH CAROLINA
COUNTY OF Guilford

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ronald M. Stanley, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President of Geneva Holdings, Inc., a North Carolina corporation, the within named bargainor, and that he, as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and official seal at Greensboro, North Carolina, this 22 day of May 2009.

HELEN M HENDRIX
NOTARY PUBLIC
GUILFORD COUNTY, NC
My Commission Expires 1-19-2011

_____
Notary Public
My Commission Expires: 1-19-2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,450,000.00

_____
Affiant

Subscribed and sworn to before me this
27 day of May 2009.

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

_____
Notary Public
My commission expires 3/7/2011

EXHIBIT "A"
Permitted Encumbrances

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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 6250, Page 986, Register's Office for Davidson County, Tennessee.

(c) Sanitary Sewers and/or Storm Drainage Easement of record in Book 4121, Page 590, Book 4144, Page 977, Book 4241, Page 928, and Book 4518, Page 467, said Register's Office.

(d) Easement to Nashville Gas Company of record in Book 2137, Page 237, said Register's Office.

(e) Easements and rights reserved in the deed from William M. Coats to Robert A. Nixon of record in Book 6919, Page 167, said Register's Office.

(f) Deed of Conveyance for water main of record in Book 7121, Page 245, said Register's Office.

(g) Grant of Overhead Line Easements of record in Book 7537, Page 127, and Book 7754, Page 327,said Register's Office.

(h) Easements retained in Metropolitan County Council Substitute Bill No. 088-235.

(i) Matters shown on the ALTA/ACSM Land Title Survey of Lot 1, Cleveland Street Commercial Plan, prepared by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S.#1512, dated March 7, 2008, and last revised May 21, 2009 as Job Number 08017BB.

(j) Lease Agreement of record in Book 5084, Page 873, said Register's Office.

(k) Lease Agreement of record in Book 6903, Page 691, said Register's Office.