This Instrument Prepared By:
Broker's Escrow Services, Inc.,
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

Davidson County DEEDWARR
Recvd: 07/23/09 14:54 2 pgs
Fees:13.00 Taxes:325.60
20090723-0069340

ADDRESS NEW OWNER:
Liddle Commercial Properties, LLC
2229 Mires Rd.
Mt. Juliet, TN 37122

SEND TAX BILL TO:
Owner

MAP	**94**
GROUP	**15**
PARCEL	**1**

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, **William E. Pickron, unmarried** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Liddle Commercial Properties, LLC**, hereinafter called the GRANTEE, its heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of Spence Circle of record in Book 1424, page 62, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 75 feet on the easterly side of Spence Lane and runs back between parallel lines 175 feet to a dead line.

Included in the above described property but excluded therefrom is all the property conveyed to Metropolitan Government of Nashville of record in Book 4216, page 69, Register's Office for said County.

Being the same property conveyed to William E. Pickron, by deed from Helen B. Coker, surviving tenant by the entirety, and Lee A. Coker, Jr., unmarried, dated October 18, 1990, of record in Book 8222, page 337, Register's Office for Davidson County, Tennessee.

This is improved property known as 220 Spence Lane, Nashville, Tennessee 37210.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

Subject to all covenants, subdivision restrictions, easement and other matter of record in said Register's Office.

Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 1424, page 62, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon,

including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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 heirs and assigns, forever; and,

GRANTOR does 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 warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 23rd day of July, 2009.

William E. Pickron

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William E. Pickron, unmarried**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of July, 2009.

NOTARY PUBLIC
My Commission Expires:

REBECCA WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JULY 24, 2011

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $88,000.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of July, 2009.

NOTARY PUBLIC
My Commission Expires:

REBECCA WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JULY 24, 2011

CERTIFICATION

I, Rebecca R. Waynick , do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca R. Waynick

State of Tennessee; County of Davidson

On this 23rd day of July, 2009, personally appeared before me, Thomas B. Luck, a notary public for this county and state, Rebecca R Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Thomas B. Luck
My Commission Expires:

THOMAS B. LUCK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: MARCH 10, 2012