BILL GARRETT, Davidson County
Trans:T20090053445 DEEDWARR
Recvd: 08/06/09 08:43 5 pgs
Fees:28.00 Taxes:1942.50
20090806-0073705

This Instrument Prepared By:
E. H. Camp, III, Esq.
3841 Green Hills Village Dr. Suite 400
Nashville, Tennessee 37217

Address New Owner:
R.D. Herbert & Sons Company
1407 Third Avenue North
Nashville, TN 37208

Send Tax Bills to:
Same

Tax Map/Parcel Nos.:
Map 67, Parcel 67

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, TIGER TOWN, LTD., an Alabama limited partnership (the "**Grantor**"), has bargained and sold, and hereby transfers and conveys to **R. D. HERBERT & SONS COMPANY**, a Tennessee corporation (the "Grantee") and its successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

This is unimproved property known as 5401 Ashland City Highway, Nashville, TN..

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereunto belonging, to Grantee, its successors and assigns, forever.

Said property is conveyed subject to the matters described on Exhibit B attached hereto and incorporated herein by this reference.

GRANTOR COVENANTS that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that the same is unencumbered. Grantor further covenants and binds itself and its successors and assigns against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by the undersigned, a duly authorized officer of Corporate General, Inc., the General Partner of Grantor, on this the 29th day of June, 2009.

TIGER TOWN, LTD.,
an Alabama limited partnership

By: Corporate General, Inc. an Alabama corporation, its General Partner

By: _____
Its: Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Corporate General, Inc., an Alabama corporation., the General Partner of Tiger Town, Ltd., an Alabama limited partnership, has signed the foregoing conveyance by William A. Oldacre, Jr., its Vice President, who is known to me, and who acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as act of Corporate General, Inc., General Partner of Tiger Town, Ltd.

Given under my hand and seal of office this the 29th day of June, 2009.

DEBBIE L. SLOAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

Debbie L. Sloan
NOTARY PUBLIC

My Commission Expires: 5-22-2010

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property transferred (whichever is greater) is $525,000.00.

Grantee or Grantee's Agent

Sworn to and subscribed before me,
this 1st day of July, 2009.

NOTARY PUBLIC

My commission expires: 3-4-13

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Beginning at an iron pin located in the southerly boundary of the Cheatham County Rail Authority property as described in deed book 256 page 436 Register's Office of Davidson County Tennessee, the northwesterly corner of the Leonard K. Schubert property as described in deed book 9382 page 484, and being the True Point of Beginning; thence with a fence being the westerly boundary of said Schubert the following calls, all to iron pins (found),
South 18°49'42" East, a distance of 228.22 feet,
South 25°25'36" East, a distance of 88.21 feet,
South 30°48'33" East, a distance of 113.04 feet,
South 24°21'40" East, a distance of 30.79 feet and
South 21°29'08" East, a distance of 144.64 feet to the centerline of Sulphur Creek; thence with the centerline of said creek the following calls,
South 61°20'48" West, a distance of 145.75 feet,
South 27°46'34" West, a distance of 67.52 feet,
South 06°39'19" West, a distance of 69.62 feet,
South 25°08'19" West, a distance of 104.59 feet,
South 59°24'55" West, a distance of 166.60 feet,
South 84°36'38" West, a distance of 110.11 feet,
North 71°56'33" West, a distance of 96.95 feet,
North 88°26'59" West, a distance of 376.84 feet,
South 77°26'50" West, a distance of 181.33 feet,
North 72°58'57" West, a distance of 357.65 feet and
South 21°19'00" East, a distance of 308.39 feet, to the apparent top of bank of the Cumberland River; thence with said Cumberland River the following calls,
South 35°20'48" West, a distance of 52.03 feet,
North 57°20'55" West, a distance of 69.95 feet,
North 36°24'09" West, a distance of 109.45 feet,
North 41°53'21" West, a distance of 67.85 feet,
North 54°25'29" West, a distance of 84.09 feet,
North 53°09'01" West, a distance of 57.94 feet,
North 43°55'28" West, a distance of 194.29 feet,
North 37°37'08" West, a distance of 191.90 feet,
North 45°34'45" West, a distance of 68.72 feet,
North 29°40'37" West, a distance of 60.08 feet,
North 56°04'21" West, a distance of 57.14 feet,
North 45°01'44"West, a distance of 96.99 feet,
North 58°30'03" West, a distance of 24.27 feet,
North 52°44'03" East, a distance of 26.83 feet to an iron pin (set) capped and stamped "Mercier 1972" hereinafter, iron pin (set) and North 00°08'34" West, a distance of 80.89 feet to an iron pin (set) on the southerly boundary of said Cheatham County Rail Authority property; thence with said southerly boundary the following calls all to iron pins (set), South 75°50'24" East, a distance of 193.64 feet and South 77°17'49" East, a distance of 129.38 feet to a curve to the left having a radius of 1775.21 feet, an arc distance of 1011.91 feet, and a chord bearing and distance of North 82°51'47" East 998.27 feet; thence continuing with said southerly boundary North 65°20'13" East, a distance of 616.61 feet to the Point of Beginning and containing 26.68 Acres, more or less, according to a survey by Randall A. Mercier RLS #1974, AMEC Earth & Environmental, Inc., 3800 Ezell Road, Suite 100, Nashville, TN 37211, dated 8/4/09.

Being the same property conveyed to Tiger Town, LTD., an Alabama partnership, by deed from Kimberly S. Jones of record in Instrument No. 20060626-0076961, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Taxes for the year 2009 and subsequent years.

2. Title to that portion of the subject property within the right of way for Tennessee Railroad a/k/a Illinois Central Gulf Railroad, lying south of Highway 12.

3. Easement for the natural flow of Sulphur Creek, along the southerly boundary.

4. Easements granted to the United States of America as set forth in Book 2140, page 83, Register's Office for Davidson County, Tennessee.

5. All matters as shown on Plat as recorded in Minute Book "I" pages 472 and 473 in the County Court for Davidson County, Tennessee.