[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Lien's Investment Company, Inc		Map/Parcel -
245 Tall Oak	New Owner	04309002401
Irvine, CA 92603		

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Walter F. Sill and wife, Janet R. Sill** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Lien's Investment Company, Inc** (The "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

LAND IN THE 10TH CIVIL DISTRICT, FORMERLY 11TH DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING EASTERLY PART OF THE PROPERTY CONVEYED TO BUFORD L. WRIGHT, ET UX, OF RECORD IN BOOK 1877, PAGE 601, SAID REGISTER'S OFFICE, BEING A PART OF LOT NO. 1, ON THE PLAN OF DIVISION OF GEE LANDS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 74 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED ACCORDING TO A SURVEY MADE BY MICHAEL V. HOLMES AND ASSOCIATES, SURVEYOR, DATED FEBRUARY 9, 1985, AND REVISED JUNE 9, 1986, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWEST CORNER OF THE INTERSECTION OF OLD HICKORY BOULEVARD AND GALLATIN PIKE, THENCE WITH THE WESTERLY MARGIN OF GALLATIN PIKE 578.67 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON THE WESTERLY MARGIN OF GALLATIN PIKE AND ON THE NORTHERLY MARGIN OF A 10 FOOT ALLEY; THENCE NORTH 67 DEGREES 05 MINUTES 32 SECONDS WEST 98.27 FEET TO A POINT; THENCE NORTH 06 DEGREES 03 MINUTES 27 SECONDS EAST 74.37 FEET TO A POINT, THENCE SOUTH 80 DEGREES 24 MINUTES 22 SECONDS EAST 101.91 FEET TO A POINT, THENCE WITH CURVE TO THE RIGHT (HAVING A CENTRAL ANGLE OF 01 DEGREE 57 MINUTES 29 SECONDS AND A RADIUS OF 2834.80 FEET), A DISTANCE OF 96.88 FEET TO THE POINT OF BEGINNING, CONTAINING 8,459.69 SQUARE FEET OR 0.1942 ACRES.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM WALTER F. SILL, JR. TO WALTER F. SILL, JR. AND WIFE, JANET R. SILL AS RECORDED ON THE 3RD DAY OF JANUARY, 2005 IN INSTRUMENT NO. 20050103-0000086 AND WARRANTY DEED FROM QLUBE, INC., F/K/A, QUAKER STATE MINIT-LUBE, INC., A DELAWARE CORPORATION TO WALTER F. SILL, JR., MARRIED AS RECORDED ON THE 10TH DAY OF MAY, 2000 IN INSTRUMENT NO. 200005100047358, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following:

1. Taxes for the year 2009, which have been prorated, the payment of which is assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 332, Page(s) 74, Register's Office for Davidson County, Tennessee.
3. Easement recorded in Book 350, Page 168 and Book 986, Page 329, said Register's Office.

This is improved property commonly known as: 333 Gallatin Pike North, Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20090054156 DEEDWARR
Recvd: 08/07/09 15:25 2 pgs
Fees:13.00 Taxes:1110.00
20090807-0074690

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me this 7th day of August, 2009

My Commission Expires: My Commission Expires 01/09/2012

Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 7th day of August, 2009.

Walter F. Sill, Jr.

Janet R. Sill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of August, 2009, before me personally appeared Walter F. Sill Jr. and Janet R. Sill to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013