Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Hermitage Hill's, Inc. 3840 Lebanon Pike Hermitage, Tennessee 37076	Same	075-13-0-135.00
This instrument prepared by: Bradley Arant Boult Cummings LLP (CSS) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **KING'S BUSINESS GROUP INC** ("**Grantor**"), a Tennessee corporation, has bargained and sold, and hereby transfers and conveys to **HERMITAGE HILL'S, INC.** ("**Grantee**"), a Tennessee corporation, its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,190,000.00.

Affiant

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

DIANE L. ABBOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 9-19-09

2136665 v1
104326-020 08/06/09

My Commission Expires SEPT. 19, 2009

BILL GARRETT, Davidson County
Trans:T20090054392 DEEDWARR
Recvd: 08/10/09 11:15 4 pgs
Fees:23.00 Taxes:4403.00

20090810-0075026

2. Ingress/Egress Easement of record in Book 7922, page 766, in the Register's Office for Davidson County, Tennessee.

3. Sewer Easement of record in Book 2963, page 485, in the Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons.

Executed this 7th day of August, 2009.

KING'S BUSINESS GROUP INC, a Tennessee corporation

By: _____
Emma W. Ejigu, President

This is improved property, known as 3840 Lebanon Pike, Hermitage, Tennessee 37076.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Diane L. Abbott, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Girma W. Ejigu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of KING'S BUSINESS GROUP INC, the within named bargainor, a Tennessee corporation, and that he as such 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 such President.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 7th day of August, 2009.

Diane L. Abbott
Notary Public

My Commission Expires:
9-19-09

DIANE L. ABBOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

EXHIBIT A

Property Description

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT BEING NORTH 58 DEGREES 10' WEST 50 FEET FROM THE CENTERLINE OF US HIGHWAY 70N AND BEING SOUTH 31 DEGREES 50' WEST 55 FEET FROM THE CENTERLINE OF JACKSONIAN DRIVE (AS OF RECORD IN BOOK 2500, PAGE 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), THENCE WITH THE SOUTHERLY MARGIN OF JACKSONIAN DRIVE, NORTHWESTERLY WITH AN ARC HAVING A RADIUS OF 25 FEET, A DISTANCE OF 39.37 FEET TO A CONCRETE MONUMENT; THENCE CONTINUING WITH THE SOUTHERLY MARGIN OF JACKSONIAN DRIVE, NORTH 58 DEGREES 10' WEST 143.62 FEET TO AN IRON PIN, SAID POINT BEING SOUTH 58 DEGREES 10' EAST 60.0 FEET FROM A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF LOT NO. 1 OF HERMITAGE HILLS, SECTION ONE, (AS OF RECORD IN BOOK 2900, PAGE 49, REGISTER'S OFFICE); THENCE SOUTH 31 DEGREES 50' WEST 241.4 FEET TO AN IRON PIN IN A DRIVEWAY OR ROADWAY; THENCE SOUTH 86 DEGREES 51 FEET EAST 212.7 FEET TO AN IRON PIN IN SAID DRIVEWAY OR ROADWAY BEING ALSO IN THE WESTERLY MARGIN OF US HIGHWAY 70N AND BEING LOCATED NORTH 58 DEGREES 10' WEST 35 FEET FROM THE CENTERLINE OF SAID HIGHWAY; THENCE NORTH 31 DEGREES 50' EAST 114.41 FEET WITH THE WESTERLY MARGIN OF US HIGHWAY 70N TO AN IRON PIN; THENCE NORTH 58 DEGREES 10' WEST 15.0 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE ABOVE, BUT SPECIFICALLY EXCLUDED THEREFROM IS THE PROPERTY SOLD OFF IN BOOK 4524, PAGE 146, CORRECTED IN BOOK 5334, PAGE 785, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO KING'S BUSINESS GROUP INC, A TENNESSEE CORPORATION, BY DEED FROM WILLIAM F. GARRETT AND WIFE, DEAN O. GARRETT, OF RECORD AS INSTRUMENT NO. 20080123-0006989, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.