BILL GARRETT, Davidson County
Trans:T20090067758 DEEDWARR
Recvd: 10/05/09 12:32 4 pgs
Fees:23.00 Taxes:3330.00
20091005-0092373

This instrument prepared by:
William L. Rosenberg, Attorney
414 Union Street, Suite 1205
Nashville, TN 37219

Name and Address of Property Owner:	Send Tax Bills To:	Map and Parcel Numbers
Horne Development, L.P. 412 N. Cedar Bluff Road, Suite 205 Knoxville, TN 37923	Same	093-05-0-172.00

WARRANTY DEED

For and in Consideration of the sum of Ten and No/100ths ($10.00) Dollars cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned

The American Legion, Department of Tennessee, a Tennessee corporation

hereinafter called the **GRANTOR**, has bargained and sold, and by these presents does hereby transfer and convey unto

Horne Development, L.P., a Tennessee limited partnership

hereinafter called the **GRANTEE**, its successor and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of Part of Lot 160 of the original Town of Nashville, as of record in Book 4300, page 3, Register's Office for said County.

Said Lot 2 is described as follows: Beginning at a point in the westerly margin of Rosa L. Parks Avenue (formerly 8th Avenue North), at the common dividing line between Lots Nos. 1 and 2 on said Plan; thence southerly along the westerly margin of said Rosa L. Parks Avenue, S 27° 22' E, 160 feet to an iron pin; thence S 62° 19' W, 20.88 feet to an iron pin; thence N 57° 24' W, 184.93 feet along the easterly margin of James Robertson Parkway to an iron pin; thence easterly 113.42 feet to the point of beginning and containing .25 acres, more or less.

Being the same property conveyed to The American Legion, Department of Tennessee by deed from The National Life and Accident Insurance Company of record in Book 4354, page 823, Register's Office for Davidson County, Tennessee.

This is improved property, known as 215 Rosa L. Parks Avenue.

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. GRANTOR covenants with 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, unless otherwise set out on Exhibit A hereto. GRANTOR further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof the undersigned GRANTOR has caused this instrument to be executed this 30th day of September, 2009.

The American Legion, Department of Tennessee

By: Don E Mathis
Its: Department (State) Commander

By: Raymond M Hamm
Its: Department Adjutant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and for the State and County aforesaid, personally appeared **Don E. Mathis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Department (State) Commander of The American Legion, Department of Tennessee, the within named bargainor, a corporation, and that he, as such officer, 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 officer.

Witness my hand and official seal at office this 30th day of September, 2009.

Kimbra R. Roush
Notary Public

My commission expires:

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Armand M. Hammer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Department Adjutant of The American Legion, Department of Tennessee, the within named bargainor, a corporation, and that he, as such officer, 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 officer.

Witness my hand and official seal at office this 30th day of September, 2009.

Kimbra R. Roush
Notary Public

My commission expires: _____

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Lon E. Mathis
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2009.

Kimbra R. Roush
NOTARY PUBLIC

My Commission expires: _____

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

EXHIBIT A

PERMITTED ENCUMBRANCES

1. Taxes for the year 2009.

2. All matters shown on the plat of record in Plat Book 4300, page 3, Register's Office for Davidson County, Tennessee.