BILL GARRETT, Davidson County
Trans:T20090073545 DEEDWARR
Recvd: 10/29/09 09:55 3 pgs
Fees:18.00 Taxes:1850.00
20091029-0099800

This instrument was prepared by
OVERLAND TITLE COMPANY, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2009090005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transaction is $500,000.00.

B. Manning
Affiant

Lauren M Rickels STATE OF TN NOTARY PUBLIC Williamson County

Sworn to and subscribed before me this 20th day of October, 2009.

Lauren M Rickels
Notary Public

My Commission Expires: 12-10-2012

Address of New Owner:	Send Tax Bills to:	Map-Parcel:
Tennessee Motors of Murfreesboro, Inc.	Mohammad Kazemassaveh	106-060-001.00
PO Box 1632	PO Box 1632	
Madison, TN 37116	Madison, TN 37116	

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lineage Realty Company, Inc., a Tennessee corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tennessee Motors of Murfreesboro, Inc., a Tennessee corporation** hereinafter called the Grantee, their heirs and assigns, a certain parcel of land in ~~**Williamson**~~ Davidson County, Tennessee, described as follows:

See Attached Exhibit A

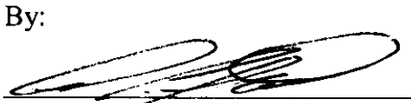
This conveyance is made subject to zoning, building restrictions, setback requirements and general utility, sewer, and drainage easements of record, subdivision declarations, reservations, conditions, covenants, assessments, restrictions, rights-of-way, and easements of record; facts that an accurate survey or inspection would disclose, and other matters of public record. Current year taxes are to be paid by __X__Grantor ____ Grantee.

This is improved property known as **570 Murfreesboro Pike, Nashville, TN 37210.**

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever. Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise. Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS our hands this 20th day of October, 2009.

Lineage Realty Company, Inc.

By: 

Charles L. Clifford, President

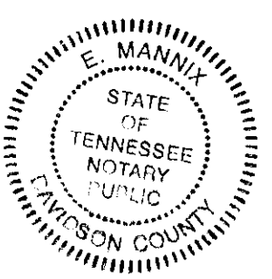
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the state and county mentioned, personally appeared Charles L. Clifford, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the President of Lineage Realty Company, Inc., the within named bargainor, and as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such President Lineage Realt Company, Inc..

Witness my hand, at office, this 20th day of October, 2009.

E Mannix
Notary Public

My Commission Expires: 11/22/10



LEGAL DESCRIPTION

EXHIBIT 'A'

Land in Davidson County, Tennessee, described as follows: Beginning at an iron rod in the northerly right of way of Murfreesboro Road, said point being the southwest corner of the C.N.N. Associates property as described in Deed Book 11048, page 67, R.O.D.C.;

Thence with said right of way North 67 degrees 20 minutes 13 seconds West, 144.03 feet to a concrete monument on the east side of a retaining wall, the southeast corner of the Inland American St. Portfolio property as described in Instrument No. 20080107-0001917, R.O.D.C.;

Thence with Inland's east line, following the wall, North 08 degrees 40 minutes 46 seconds East, 339.14 feet to an iron rod found; Thence South 67 degrees 44 minutes 59 seconds East, 193.20 feet to an iron rod; Thence South 16 degrees 59 minutes 49 seconds West, 332.10 feet to the point of beginning and containing 55,646 square feet to 1.277 acres more or less.

Being the same property conveyed to LINEAGE REALTY COMPANY, INC. by deed from ROCK CITY REALTY CO., INC. of record as Instrument No. 20080801-0078686, dated July 7, 2008 and Instrument No. 20040415-0042601, dated March 15, 2004, said Register's Office.