BILL GARRETT, Davidson County
Trans: T20090085075 DEEDWARR
Recvd: 12/17/09 13:35 4 pgs
Fees: 23.00 Taxes: 6808.00
20091217-0114991

Box 14-A
File No. 22179-6

THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Jack Fleischer c/o Hermitage Electric Supply Corp. 531 Lafayette Nashville, TN 37203	New Owner	Map 133 Parcels 3.04 and 3.05

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, W AND L INVESTMENTS, a Tennessee general partnership composed of Richard Wurzburg, Jr., Mindy L. Wurzburg, Cheryl Wurzburg Rubenstein, Lapides Family Limited Partnership, Wurzburg Family Limited Partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DORIS FLEISCHER, as to an undivided Ten and 6754/10,000 (10.6754%) percent interest, JACK D. FLEISCHER, PERSONAL REPRESENTATIVE FOR THE ESTATE OF GERALD FLEISCHER, as to an undivided Ten and 6754/10,000 (10.6754%) percent interest, JAMES R. MILLS, SUCCESSOR TRUSTEE OF THE JACK D. FLEISCHER 1996 IRREVOCABLE TRUST, as to an undivided Twenty-nine and 1543/10,000 (29.1543%) percent interest, and FIVE DOUBLE OUGHT COMPANY, a Tennessee corporation, as to an undivided Forty-nine and 4948/10,000 (49.4948%) percent interest, said interests held together as tenants in common, hereinafter the Grantees, their successors, heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

BEING the same property conveyed to W and L Investments, a Tennessee general partnership by Deed from Western Auto Supply Company, a Delaware corporation, of record in Book 6224, Page 429, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as 3640 Trousdale Drive , Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns, forever; and Grantor covenants with the said Grantees 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 except as set forth on the attached Exhibit "B"; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors, heirs and

IN WITNESS WHEREOF, the Grantor has executed this instrument this 30 day of November 2009.

W AND L INVESTMENTS
a Tennessee general partnership

By: _____
Richard Wurzburg, Jr., Authorized General Partner

STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard Wurzburg, Jr. with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Authorized General Partner of W and L Investments, a Tennessee general partnership, the within named bargainor, and that he as such Authorized General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as Authorized General Partner.

WITNESS my hand and official seal at Memphis, Tennessee, this 30 day of November 2009.

_____
Notary Public
My Commission Expires: April 17, 2013

CAROL R. BATEMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: APRIL 17, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,840,000.00.

_____
Affiant

Subscribed and sworn to before me this 14 day of ~~November~~ December 2009.

_____
Notary Public
My commission expires 2/24/13

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT I (Parcel 3.04)

LAND IN THE 16 COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY PORTION OF THE PROPERTY CONVEYED TO W AND L INVESTMENTS IN BOOK 6224, PAGE 429, REGISTER'S OFFICE FOR SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT IN THE EAST RIGHT OF WAY OF TROUSDALE DRIVE, THE SOUTHWEST CORNER OF LOT 2 SHOWN ON THE RESUBDIVISION OF SECTION 2, EAST RADNOR INDUSTRIAL SUBDIVISION, RECORDED IN BOOK 4715, PAGE 148, R.O.D.C.;
THENCE LEAVING TROUSDALE DRIVE S 87° 28' 46" E, 450.22 FEET TO AN IRON PIN IN THE WEST LINE OF THE CSX RAILROAD PROPERTY;
THENCE ALONG SAID WEST LINE S 2° 29' W, 149.34 FEET TO A POINT OPPOSITE THE NORTH EXTERIOR WALL OF AN EXISTING BUILDING (NOW OR FORMERLY THE WESTERN AUTO SUPPLY COMPANY WAREHOUSE);
THENCE WITH THE NORTH FACE OF SAID WALL EXTENDED N 87° 29' 10" W, 448.57 FEET TO THE EAST RIGHT OF WAY OF TROUSDALE DRIVE;
THENCE ALONG SAID TROUSDALE DRIVE N 1° 51' E, 149.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.54 ACRES, MORE OR LESS.

TRACT II (Parcel 3.05)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE RESUBDIVISION OF LOT NO. 1 IN SECTION 2 OF EAST RADNOR INDUSTRIAL SUBDIVISION, OF RECORD IN PLAT BOOK 4715, PAGE 148, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

EXHIBIT "B"
Permitted Encumbrances

(a) Taxes for the year 2010 and subsequent years, not yet due and payable, said taxes having been prorated and assumed by the Grantee.

(b) Matters shown on the Plan of record in Book 4715, Page 148, Register's Office for Davidson County, Tennessee.

(c) Sanitary Sewers and/or Storm Drainage Easement of record in Book 4764, Page 69, said Register's Office.

(d) Rights of others in and to the use of that railroad spur track located on the subject property.

(e) Easement granted to Belz Investment Company for a spur track right of way and the right of ingress & egress of record in Book 4832, Page 415, said Register's Office.

(f) 8" Sanitary Sewer Line as shown on the Plat of A Resubdivision of Lot 1 on the Resubdivision of Lot No. 1, East Radnor Industrial Subdivision, Section 2, of record in Book 6250, Page 634, said Register's Office.