THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29232-12-2009** **File Box 9-B**	**STATE OF TENNESSEE, COUNTY OF DAVIDSON:** **The actual consideration or value, whichever is greater, for this transfer is: $360,000.00.** **Affiant** **Subscribed and sworn to before me, 15th day of December, 2009.** **Notary Public** **My Commission Expires:**

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

LIMITED WARRANTY DEED

Address New Owner: Jimmy Duke Motors, a Tennessee partnership 1009 Gallatin Pike Madison, TN 37115	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 05108009900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patricia E. Wall and Cumberland Trust and Investment Company, Co-Trustees of the Nathan T. Wall Marital Trust**, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Jimmy Duke Motors, a Tennessee general partnership** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1009 Gallatin Pike, Madison, TN, 37115

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

And Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons, claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20090086216 DEEDWARR
Recvd: 12/22/09 15:14 3 pgs
Fees:18.00 Taxes:1332.00
20091222-0116559

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized officer(s) on the 15th day of December, 2009.

Patricia E. Wall

Patricia E. Wall, Co-Trustee

Cumberland Trust and Investment Company, Co-Trustee

BY: _____

Amy M. Peterson, Senior Vice-President

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Patricia E. Wall**, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2009.

Carla A. Hale

Notary Public

My Commission Expires:

CARLA A. HALE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 8, 2013

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared **Amy M. Peterson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Senior Vice President** (or other officer authorized to execute the instrument) of **Cumberland Trust and Investment Company**, of the Nathan T. Wall Marital Trust., the within named bargainor, a corporation, and that she as such authorized officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such aforesaid authorized officer.

Witness my hand and official seal, at office, this 15th day of December, 2009.

GEORGE E. MUDER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being a part of Lot No. 3 on the map showing Subdivision of Lots Nos. 2 and 5 of Montague Subdivision, as of record in Book 421, page 192, Register's Office of Davidson County, Tennessee, and described as follows:

Beginning at a point, the southeast intersection of Gallatin Road, as now widened and located, and Brink Haven Avenue, being in the approximate west line of a 50 foot street running along the east line of the Nashville & Gallatin Interurban Railroad right-of-way, now abandoned, and shown on said plan of record in Book 421, page 192, said Register's Office; thence with the margin of Brink Haven Avenue, easterly 192 feet to a point; thence southerly 115 feet to a point; thence westerly 192 feet to the easterly margin of Gallatin Road as now widened and located; thence with the margin of the same northerly 115 feet to the point of beginning.

Being the same property conveyed to Nathan Wall by deed dated January 6, 1998, from Union Planters Bank, National Association, of record in Book 10748, page 379, Register's Office for Davidson County, Tennessee. Nathan Wall died on January 30, 2006. Letters Testamentary were issued to Aubrey B. Harwell, Jr. and Patricia E. Wall, as Co-Executors, in Docket No. 06P283, Davidson County Probate Court Clerk's Office. By the will of Nathan T. Wall, subject property was devised to Patricia E. Wall and SunTrust Bank, as Co-Trustees of the Nathan T. Wall Marital Trust and the Nathan T. Wall Family Trust. (Cumberland Trust & Investment Company was substituted as Co-Trustee of the Nathan T. Wall Marital Trust by order filed July 10, 2008, in Docket No. 06P283, Office of the Davidson County Probate Clerk.) The Co-Executors were authorized to distribute estate assets to fund said trusts, and by Executor's Deed, recorded as instrument No. 20081229-0123052, said Register's Office, subject property was conveyed to Patricia E. Wall and Cumberland Trust & Investment Company, as Co-Trustees, with the full power to sell, transfer or convey without the joinder of any beneficiary, of the Nathan T. Wall Marital Trust.

This conveyance is made subject to:

1. Taxes for the year 2010 and subsequent years.
2. All matters appearing on the Plan of record as Book 421, page 192, Register's Office for Davidson County, Tennessee.