NAME AND ADDRESS OF NEW OWNER:
LOC Distribution, Inc.
216 Forrest Trail
Brentwood, Tennessee 37027

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owner

Map 173
Parcel 12300

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Pinnacle National Bank**, has this day bargained and sold and does hereby transfer and convey unto **LOC Distribution, Inc.**, a Tennessee corporation, its successors and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Being Lot No. 184 on the Plan of D.T. McGavock, Wetmore and others Second Addition to Nashville, called the Addition to the Town of McGavock, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 184 fronts 150 feet on the westerly side of 12th Avenue North, formerly Florence Street, and runs back between parallel lines with the northerly margin of Wheless Street, 154 feet to an alley.
>
> Being the same property conveyed to Pinnacle National Bank by deed from Thomas W. Lawless, Substitute Trustee, appearing of record in Instrument No. 20090629-0059892, of said Register's Office.
>
> This conveyance is subject to all restrictions, covenants, reservations, conditions and easements of record; and to the zoning regulations of the appropriate governmental body.
>
> This is unimproved property having an address of 1701 12th Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, its successors and assigns, forever.

The undersigned covenants with the said grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same, and that it is unencumbered except by lien of the 2009 real property taxes, which taxes are being prorated between the parties herein, with the grantor to pay said taxes when due.

This conveyance is made and accepted without any warranties, express or implied, as to the condition of the property conveyed and said property is conveyed and accepted "as is". By acceptance of this deed, grantee acknowledges that it has inspected the property and is satisfied with its condition and it accepts the property "as is".

BILL GARRETT, Davidson County
Trans:T20090087825 DEEDWARRSP
Recvd: 12/31/09 09:40 2 pgs
Fees:13.00 Taxes:43.90
20091231-0118783

WITNESS MY HAND on this 30th day of December, 2009.

Pinnacle National Bank

By: _____
James V. Gregory, Assistant Vice President

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared James V. Gregory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be Assistant Vice President of Pinnacle National Bank, the within named bargainor, a corporation, and that he as such Assistant Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Assistant Vice President.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on this 30th day of December, 2009.

George H. White STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

George H. White
Notary Public

My commission expires: 11/19/13

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$11,865.00**, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 30th day of December, 2009.

George H. White STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

George H. White
Notary Public

My commission expires: 11/19/13