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 land in Davidson County, Tennessee, being shown on the Plat of the John A. Wittes, Jr., et ux, property of record in the Plat Book 5190, page 457, Register's Office of Davidson County, Tennessee, and being described as follows:

BEGINNING in the northerly margin of Barnes Road at the southeast corner of Lot No. 398 on the plan of Section I, Monte Carlo Estates, of record in Book 4675, page 68, said Register's Office; thence with the easterly lines of Lot Nos. 398, 396 and 395 on said plan, north 09 degrees 06 minutes 16 seconds east 241.68 feet to the most westerly southwest corner of the property conveying to Clyde E. O'Brien, Sr., ct tax, by deed from I.E. Moore, etal, of record in Book 3068, page 390, said Register's Office; thence with the southerly line of the westerly portion of said O'Brien's property south 88 degrees 21 minutes 12 seconds east 139.05 feet to an iron pin at the northwest corner of that portion of the property conveyed to Alice D. Elliott by deed from Lucy Jones, of record in Book 3617, page 441, said Register's Office, remaining after said Elliott's conveyance of the property herein described; thence with the westerly line of said Elliott's remaining property south 09 degrees 06 minutes 16 seconds west 259.58 feet to an iron pin in the northerly margin of Barnes Road; thence with the northerly margin of Barnes Road north 80 degrees 57 minutes 23 seconds west 137.88 feet to the point of beginning, containing 0.797 acres more or less.

Being the same property conveyed to Pinnacle National Bank by deed from Thomas W. Lawless, Substitute Trustee, appearing of record in Instrument No. 20090819-0078194, of said Register's Office.

This conveyance is subject to a Slope Easement of record in Book 2494, page 119, of said Register's Office; to an Easement for Right-of-Way of record in Book 5139, page 114, and Book 5643, page 775, both of said Register's Office; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.

This is improved property having an address of 1324 Barnes Road, Antioch, Tennessee 37013.

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.

BILL GARRETT, Davidson County
Trans:T20090087828 DEEDWARRSP
Recvd: 12/31/09 09:42 2 pgs
Fees:13.00 Taxes:283.61
20091231-0118784

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".

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

_____
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 **$76,650.00**, 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

_____
Notary Public

My commission expires: 11/19/13