BILL GARRETT, Davidson County
Trans:T20100020828 DEEDWARR
Recvd: 04/08/10 12:34 5 pgs
Fees:28.00 Taxes:4255.00
20100408-0026663

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
Suite 1700, Regions Center
315 Deaderick Street
Nashville, Tennessee 37238
615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater for this transfer is $1,150,000.00.

AFFIANT

Subscribed and sworn to before me, this 5th day of April, 2010.

NOTARY PUBLIC

My Commission Expires: 1/21/14

CHAD HILL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Address New Owners as Follows:
NLC Partners
5701 California Ave
Nashville, TN 37210

Send Tax Bills To:
SAME

Map-Parcel Number:
Map 91-6
Parcels 194 and 224
Map 91-2, Parcel 269

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Masajo Partners, a Tennessee General Partnership ("Grantor") does hereby bargain, sell, transfer and convey unto **NLC Partners,** a Tennessee general partnership ("Grantee") its successors and assigns, property located in Nashville Davidson County, Tennessee and more particularly described as follows:

See Exhibit A attached hereto

Being the same property conveyed to Masajo Partners, a Tennessee General Partnership whose Managing General Partners are J. Kevin Hughart and Jane E. Hughart by deed from Masajo Partners, LLC of record as Instrument No. 200001120004415 recorded January 12, 2000 in the Register's Office for Davidson County, Tennessee

This conveyance is subject to Current years taxes; All matters shown on a survey prepared by Cherry Land Surveying, Inc. dated February 27, 1977; Easements retained in Resolution No. 1059 by the City of Nashville and easements retained in Council Bill 84-175; Subject to matters shown on the Plan No. 2 of West Nashville of record in Plat Book 57, page 172, Register's Office for Davidson County, Tennessee; Dedication and Conveyance of

Easement to City of Nashville of record in Book 1939, page 214, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **NLC Partners,** its successors and assigns, forever.

AND **Masajo Partners.** does hereby covenant with the said **NLC Partners,** that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND **Masajo Partners** does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to said land to the said **NLC Partners,** its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this General Warranty Deed has been executed this 5th day of April, 2010.

MASAJO PARTNERS

By: _____
J. KEVIN HUGHART
MANAGING GENERAL PARTNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared J. KEVIN HUGHART, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the authorized Managing General Partner of MASAJO PARTNERS, the within named bargainor, a Tennessee General Partnership he as such managing general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such partner.

WITNESS my hand and official seal at office this 5th day of April, 2010.

Ann Hall
Notary Public

ANN HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

My Commission Expires: 01-06-2014.

EXHIBIT "A"

Legal Description of property generally known as 5701 California Ave., Nashville, TN 37209

Land in Davidson County, Tennessee, being more particularly described according to a survey prepared by Cherry Land Surveying, 622 W. Iris Street, Nashville, Tennessee 37204, Term. Lie. No. 1512, dated February 27, 1997, as follows:

Tract I: Map 91-6, Parcel 194 and Map 91-6, Parcel 224

Being a tract - of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:
Beginning at a PK nail set at the intersection of the westerly right-of-way line of Fifty-Seventh Avenue North, 50 feet in width, and the southerly right-of-way line of California Avenue, 80 feet in width;

Thence leaving the southerly right-of-way line of California Avenue with the westerly right-of- way line of Fifty-Seventh Avenue North, south 01 degrees 58 minutes 07 seconds east, 730.00 feet to an existing iron rod at a corner common with the northerly right-of-way line of Louisiana Avenue, 80 feet in width;

Thence leaving the westerly right-of-way line of Fifty-Seventh Avenue North with the northerly right-of-way line of Louisiana Avenue, south 88 degrees 00 minutes 53 seconds west, 345.00 feet to an iron rod set at a corner common with the property of Thomas P. Stephens, Sr., as of record in Deed Book 5930, page 77, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Louisiana Avenue with the easterly property line of Thomas P. Stephens, Sr., north 01 degrees 58 minutes 07 seconds west, 730.00 feet to an iron rod set at a corner common with the property of Pep Industries, Inc., as of record in Deed Book 6172, page 961, at the Register's Office for Davidson County, Tennessee, said iron rod also being in the southerly right-of-way line of California Avenue;

Thence with the southerly right-of-way line of California Avenue north 88 degrees 00 minutes 53 second east, 345.00 feet to the point of beginning, containing 251,850 square feet or 5.782 acres, more or less.

Also included in the foregoing is the northerly half of Louisiana Avenue between 57th Avenue North and 58th Avenue North which became part of the above described property as a result of the formal closure of Louisiana Avenue between 57th Avenue North and 58th Avenue North.

Tract II and Tract III: Map 91-2, Parcel 269

Tract II

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:
Beginning at a PK nail set at the intersection of the northerly right-of-way line of California Avenue, 80 feet in width, and the easterly right-of-way line of Fifty-eighth Avenue North, 50 feet in width;

Thence leaving the northerly right-of-way line of California Avenue with the easterly right-of-way line of Fifty-Eighth Avenue North 01 deg. 58 mm. 07 sec. West, 65.42 feet to a PK nail set at the intersection with the southwesterly right-of-way line of California Avenue, 50 feet in width;

Thence leaving the easterly right-of-way line of Fifty-eighth Avenue North with the southwesterly right-of-way line of California Avenue South 32 deg. 58 mm. 07 sec. East, 76.31 feet to an iron rod set in the northerly right-of-way line of California Avenue;

Thence leaving the southwesterly right-of-way line of California Avenue with the northerly right-of-way line of California Avenue South 88 deg. 00 mm, 53 sec. West, 39.30 feet to the point of beginning, containing 1,286 square feet or 0.030 acres, more or less.

Tract III

Being A Tract Of Land Lying In Nashville, Davidson County, Tennessee, And Being More Particularly Described As Follows:

Beginning at an iron rod set in center of the southerly terminus of Fifty-Eighth Avenue North, 50 feet in width, at a corner common with the property of Pep Industries, Inc., as of record in deed book 6172, page 961, at the Register's
Office for Davidson County, Tennessee, and with the property of Whitson Lumber Company, Inc., as of record in deed book 4801, pace 381, at the register's office for Davidson county, Tennessee;

Thence with the centerline of Fifty-Eighth Avenue North 01 Deg 58 Min 07 Sec West, 187.03 Feet to a point;

Thence leaving the centerline of Fifty-Eighth Avenue North with a severance line through the right-of-way Fifty-Eighth Avenue North South 32 Deg 58 Min 07 Sec East, 48.54 feet to an existing pk nail at the intersection of the southwesterly right-of-way line of California avenue, 50 feet in width, and the easterly right-of-way line of Fifty-Eighth Avenue North, at a corner common with the property of Whitson Lumber Company;

Thence leaving the southwesterly right-of-way line of California avenue with the easterly right-of-way line of Fifty-Eighth Avenue North and with the westerly property line of Whitson Lumber Company, Inc. South 01 deg 58 min 07 sec east, 65.42 feet to an existing pk nail at the intersection with the northerly right-of-way line of California avenue, 50 feet in width;

Thence leaving the easterly right-of-way line of Fifty-Eighth Avenue North with the northerly right-of-way line of California avenue mid with the southerly property line of Whitson Lumber Company, Inc., north 88 deg 00 min 53 sec east, 39.30 feet to an existing iron rod;

Thence with a severance line through the right-of-way line of California avenue south 32 deg 58 min 07 sec east, 93.31 feet to a point in the southerly right-of-way line of California Avenue and the northerly property line of Whitson Lumber Company, Inc.;

Thence with the southerly right-of-way line of California Avenue and the northerly property line of Whitson Lumber Company, Inc., south 88 deg 00 min 53 sec west, 112.36 feet to the point of beginning, containing 9,222 square feet or 0.212 acres more or less.

Being the easterly one half of Fifty-Eighth Avenue North from Whitson Lumber Company, Inc. north to the intersection with the southwesterly right-of-way line of California Avenue, also being a portion of California Avenue between the
easterly right-of-way line of Fifty-Eighth Avenue North and the intersection of the southwesterly right-of-way line of California Avenue and Whitson Lumber Company, Inc.