BILL GARRETT, Davidson County
Trans:T20100022319 DEEDWARR
Recvd: 04/15/10 09:14 3 pgs
Fees:18.00 Taxes:4070.00
20100415-0028341

THIS INSTRUMENT PREPARED BY:
Paul Allen England
Stites & Harbison, PLLC
SunTrust Plaza, Suite 800
401 Commerce Street
Nashville, Tennessee 37219

PICK-UP

Address New Owner:	Send Tax Bills To:	Map-Parcel Number:
Hollingsworth Family Limited Partnership 1503 Memorial Boulevard Springfield, Tennessee 37172	Same	172-00-0-194.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, AKAL GROUP, INC., a Tennessee corporation, the Grantor herein, has bargained and by these presents does transfer and convey unto HOLLINGSWORTH FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership, the Grantee herein, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Gillespie Meadows Commercial General P.U.D., of record in Plat Book 8250, page 695, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to AKAL GROUP, INC., by deed from FOX OIL AND GAS COMPANY, INC., of record as Instrument 20060710-0082257, said Register's Office.

This property has a street address of 6029 Nolensville Pike, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor does covenant with the said Grantee 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. Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

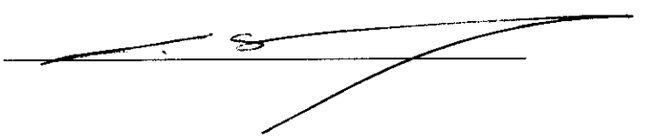
IT IS UNDERSTOOD AND AGREED THAT GRANTOR IS NOT MAKING ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, NO WARRANTIES OR REPRESENTATIONS AS TO MATTERS OF TITLE (OTHER THAN GRANTOR'S WARRANTY OF TITLE SET FORTH HEREIN), ZONING, TAX CONSEQUENCES, PHYSICAL OR ENVIRONMENTAL CONDITION, OPERATING HISTORY OR PROJECTIONS, VALUATION, GOVERNMENTAL APPROVALS, GOVERNMENTAL REGULATIONS OR ANY OTHER MATTER OR THING RELATING TO OR AFFECTING THE PROPERTY. GRANTEE AGREES THAT WITH RESPECT TO THE PROPERTY, GRANTEE HAS NOT RELIED UPON AND WILL NOT RELY UPON, EITHER DIRECTLY OR INDIRECTLY, ANY REPRESENTATION OR WARRANTY OF GRANTOR. GRANTEE HAS CONDUCTED SUCH INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND IS RELYING UPON SAME, AND

HEREBY ASSUMES THE RISK THAT ADVERSE MATTERS, INCLUDING, BUT NOT LIMITED TO, ADVERSE PHYSICAL AND ENVIRONMENTAL CONDITIONS, MAY NOT HAVE BEEN REVEALED BY GRANTEE'S INSPECTIONS AND INVESTIGATIONS. GRANTEE AGREES THAT IT HAS TAKEN WHATEVER ACTION AND PERFORM WHATEVER INVESTIGATIONS AND STUDIES GRANTEE HAS DEEMED NECESSARY TO SATISFY ITSELF AS TO THE CONDITION OF THE PROPERTY AND THE EXISTENCE OR NONEXISTENCE OF, OR CURATIVE ACTION TO BE TAKEN WITH RESPECT TO, ANY HAZARDOUS AND/OR TOXIC SUBSTANCES ON OR DISCHARGED TO OR FROM THE PROPERTY. GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR IS SELLING AND CONVEYING TO GRANTEE AND GRANTEE IS ACCEPTING THE PROPERTY "AS IS, WHERE IS," WITH ALL FAULTS, AND THERE ARE NO ORAL AGREEMENTS, WARRANTIES OR REPRESENTATIONS, COLLATERAL TO OR AFFECTING THE PROPERTY BY GRANTOR OR ANY THIRD PARTY.

Grantee hereby assumes and agrees to pay all advalorem taxes and assessments assessed against the above-described property for 2010 and all subsequent years and further agrees to save, defend, indemnify and hold Grantor harmless from all such taxes and assessments.

WITNESS my hand this 26th day of March, 2010.

AKAL GROUP, INC.



STATE OF TENNESSEE)
COUNTY OF Robertson)

Before me, Paul Allen England in the state and county aforesaid, personally appeared Gurraj Grewal, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Secretary (or other officer authorized to execute the instrument), of AKAL GROUP, INC., the within named bargainor, a Tennessee corporation, and that he as such Secretary, executed the foregoing instrument for the purpose therein contained, by signing the name of AKAL GROUP, INC. by himself as Secretary.

Witness my hand and seal this 26th day of March, 2010.

Notary Public

My Commission Expires: January 9, 2012

PAUL ALLEN ENGLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commissio.. Expires January 9, 2012

STATE OF TENNESSEE)
COUNTY OF Robertson)

The actual consideration or value, whichever is greater, for this transfer is One Million One Hundred Thousand and No/100 Dollars ($ 1,100,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 26th day of March, 2010.

Notary Public

My Commission Expires: January 9, 2012

PAUL ALLEN ENGLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires January 9, 2012