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. 29513-04-2010** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $17,500.00. Affiant Subscribed and sworn to before me this 27th day of April, 2010. Notary Public My Commission Expires:

BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 18, 2013

WARRANTY DEED

Address New Owner: FMBC Investments, LLC 3716 West End Avenue Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 08111043400

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, **LOC Distribution, Inc., a Tennessee corporation**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **FMBC Investments, LLC, a Tennessee limited liability company,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 1701 - 12th Avenue North, Nashville, TN 37208.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of April, 2010.

LOC Distribution, Inc.

BY:

Bob Nash, President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

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

Witness my hand, at office, this 27th day of April, 2010.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

BILL GARRETT, Davidson County
Trans: T20100025673 DEEDWARR
Recvd: 04/29/10 14:08 2 pgs
Fees: 13.00 Taxes: 64.75

20100429-0032699

EXHIBIT "A"

Land in Davidson County, Tennessee, 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 LOC Distribution, Inc., a Tennessee corporation, by Special Warranty Deed dated December 30, 2009, from Pinnacle National Bank of record in Instrument No. 20091231-0118783, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 State and County Taxes which have been prorated between the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Plat Book 21, page 41, Register's Office for Davidson County, Tennessee.