Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Victory Group, Inc. **126 Saranac Trail** **Hendersonville, TN 37075**	**Same**	**18-12-85.00**
This instrument prepared by: Bradley Arant Boult Cummings LLP (CSS) P.O. Box 198062, Nashville, Tennessee 37219		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **SUNIL C. PATEL and wife, RAJESHWARI S. PATEL** ("Grantors") have bargained and sold, and hereby transfer and convey to **VICTORY GROUP, INC.** ("Grantee"), a Tennessee corporation, Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in EXHIBIT A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $671,000.00.

Tivya Patel

Subscribed and sworn to before me, this the 16th day of June, 2010.

CAROL A. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Carol A Wilson
Notary Public
My Commission Expires: 7-3-12

2372611 v2
104326-022 06/15/10

BILL GARRETT, Davidson County
Trans: T20100036928 DEEDWARRSP
Recvd: 06/17/10 12:17 4 pgs
Fees: 23.00 Taxes: 2482.70

20100617-0047200

2. Matters shown on the plan of record in Book 6900, page 430, as amended in Plat Book 6900, page 745, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer Easements of record in Book 4805, page 903 and Book 4956, page 175, said Register's Office.

4. Agreements and Easements of record in Book 7350, page 93, said Register's Office.

5. License for vegetation removal granted to the Louisville and Nashville Railroad Company of record in Book 1974, page 277, said Register's Office.

6. Title to that portion of the premises, if any, embraced within the charter right-of-way of CSX Railroad.

This is improved property, known as **667 North Main Street; Goodlettsville, TN 37072**

Grantors covenant with Grantee that the Property is free from all encumbrances made by Grantors, except as may be set forth herein.

Grantors further covenant to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming by, through, or under Grantors.

Executed this 16th day of June, 2010.

Sunil Patel

SUNIL C. PATEL

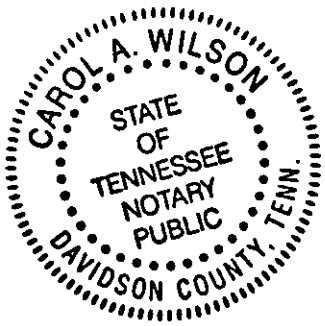
R.S. Patel by Sunil Patel (P.O.A.)

RAJESHWARI S. PATEL by
SUNIL C. PATEL AS ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, CAROL A. WILSON, the undersigned, a Notary Public in and for said County and State, the within named Sunil C. Patel, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 16 day of June, 2010.



Carol A. Wilson
Notary Public

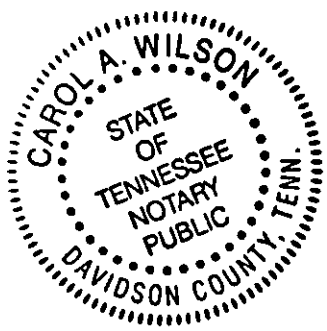
My Commission Expires: 7-3-12

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, CAROL A. WILSON, the undersigned, a Notary Public in and for said State and County, the within named Sunil C. Patel to me known to be the person who executed the foregoing instrument as Attorney-in-Fact on behalf of Rajeshwari S. Patel, the bargainor, and acknowledged that he executed the same as the free act and deed of said Rajeshwari S. Patel for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 16th day of June, 2010.



Carol A. Wilson
Notary Public

My Commission Expires: 7-3-12

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, described as follows:

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Lot 6 on the Plan of Jackson Park Subdivision of record in Book 6900, page 430, amended in Plat Book 6900, page 745, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin set on the east right of way line of Dickerson Pike, southwardly along the right of way, 266.80 feet from its intersection with the southwesterly right of way line of CSX Railroad; said iron pin is the southwest corner of the herein described tract; thence,

1. With the East right-of-way line of Dickerson Pike, N 3 deg. 49' 54" W, 121.80 feet to an iron pin set; thence,

2. With a line severing the property of H. B. Jackson and Rubye Jackson as recorded in Deed Book 1320, page 400 and Deed Book 2273, page 595, R.O.D.C., Tennessee, S 73 deg. 31' 09" E, 277.42 feet to an iron pin set; thence;

3. S 7 deg. 08' 06" E 50.13 feet to an iron pin; thence,

4. N. 88 deg. 30' 00° W, 264.20 feet to the point of beginning and containing 22,391 square feet or 0.514 acre, more or less.

Being the same property conveyed to SUNIL C. PATEL AND WIFE, RAJESHWARI S. PATEL by deed of record as Instrument No. 20020117-0006910, dated January 1, 2002, said Register's Office