BILL GARRETT, Davidson County
Trans:T20100048812 DEEDWARR
Recvd: 08/06/10 15:37 4 pgs
Fees:23.00 Taxes:6401.93
20100806-0062325

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,730,250.00

Affiant

Subscribed and sworn to before me, this the 5 day of August, 2010.

Notary Public

My commission expires:

NOTARY PUBLIC AT LARGE
Joe Vaulx Crockett, III
My Commission Expires January 7, 2013
STATE OF TENNESSEE

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:

HERNDON ENTERPRISES
8632 McCrory Lane
Nashville, TN 37221

Send Tax Bills To:

Same

Map/Parcel No.

Map 25-08/Parcel 79.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GOODLETTSVILLE ADVANCE, LLC, a Tennessee limited liability company ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto HERNDON ENTERPRISES, a Tennessee general partnership ("GRANTEE"), its successors, heirs, and assigns, certain real estate in Goodlettsville, Davidson County, Tennessee, being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property located at 500 South Main Street, Goodlettsville, TN 37072.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth on Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging to GRANTEE, its successors, heirs, and assigns, forever. GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds itself, its successors, representatives, and assigns to

warrant specially and forever defend the title to the Property to GRANTEE, its successors, and assigns, against the lawful claims of all persons whomsoever (other than claims arising out of the matters set forth on Exhibit B).

WITNESS my hand this 5th day of August, 2010.

GOODLETTSVILLE ADVANCE, LLC
a Tennessee limited liability company

By: _____
Steve Powers
Its: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joe Vaulx Crockett III, a Notary Public in and for the County and State aforesaid, personally appeared Steve Powers, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Chief Manager of Goodlettsville Advance, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as Chief Manager of such limited liability company, being authorized so to do, executed the foregoing instrument for the purposes contained therein, by personally signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand and seal in Nashville, Tennessee, this the 5th day of August, 2010.

_____
Notary Public
My Commission Expires:

JOE VAULX CROCKETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Joe Vaulx Crockett, III
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

Wpdocs\herndon\AA\warrdeed

Property Description

500 South Main Street, Goodlettsville, TN 37072

LAND situated in Davidson County, Tennessee, being Lot No. 1 on the Plan of the "Resubdivision Plan of Lots 1, 2 and 3 Block "H", Third Addition to Roscoe Place and Lots 14, 15, 16, and 17, Block "H", Fourth Addition to Roscoe Place", as shown on plat of record in Instrument No. 20010516-0050926, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Goodlettsville Advance, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20050628-0073972, said Register's Office.

EXHIBIT A

EXCEPTIONS TO TITLE

500 South Main Street, Goodlettsville, TN 37072

The Property is conveyed subject to the following matters:

1. Taxes for the current year.
2. Subject to all matters shown on the Plan of record as Instrument Number 20010516-0050926, Register's Office for Davidson County, Tennessee.
3. Restrictions as set forth in instrument of record in Instrument Number 20050628-0073972, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B