BILL GARRETT, Davidson County
Trans:T20100072656 DEEDWARR
Recvd: 11/16/10 13:05 2 pgs
Fees:13.00 Taxes:92.50

20101116-0091717

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
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TN BPR # 11639
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brianpaynelaw@comcast.net

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Affiant

Subscribed and sworn to before me, this [illegible] day of November, 2010.

Notary Public, Brian Lavoy Payne
My commission expires: 12/12/10

BRIAN LAVOY PAYNE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Wilson Sporting Goods Co. 8750 W. Bryn Mawr Avenue Chicago, IL 60631	New Owner	Map 121 Parcel 72.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James E. Blunkall,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Wilson Sporting Goods Co., a Delaware corporation**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

0 Couchville Pike
.55 Acres
Filed Book Number
Map and Parcel Number 121-00-0 -72.00
Deed Book & Page/Instrument No. 00005882 0000110

Being the same property conveyed to James E. Blunkall, by Final Decree Confirming Sale from Eugene P. Davis et al, recorded October 2, 2008 as Instrument No. 20081002-0100212 Register's Office of Davidson County, Tennessee.

This property is unimproved property known as 0 Couchville Pike, Nashville, Tennessee.

Said property more particularly described as:

Beginning at a P.K. Nail on the north margin of Couchville Pike at the southwest corner of Thurston Motor Lines, Inc. Property, D.B. 8474, P. 98 at the southeast corner of the property herein described; thence with said north margin, N63° 19'06"W 102.73 feet to a P.K. Nail on the said north margin at the southeast corner of Land Investors of Tennessee, D.B. 7345, P. 133, and being at the beginning on entrance curve to the left, having a radius of 25.00 feet and a long chord bearing and distance of N67° 24'24"E 38.40 feet; thence leaving said north margin and with arc of said curve 43.78 feet to a steel pin; thence N17° 14'19"E 430.70 feet to a steel pin, found in place in the south line of Wilson Sporting

Goods, D.B. 5699, P. 997; thence S72° 09'18"E 49.47 feet to a steel pin, found in place, in the south line of the said Wilson Sporting Goods; thence leaving said Wilson Sporting Goods, S17° 14'18"W 446.76 feet to a steel pin at the beginning of an exit curve to the left, having a radius of 25 feet and a long chord bearing and distance of thence S24° 45'14"E 33.46 feet; thence with arc of said curve 36.65 feet to the Point of Beginning, and containing 0.53 acres more or less, and lying in the 2nd. Civil District of Davidson County, TN, and being the property in M.B. 111, P. 382 in the R.O.D.C. TN.

This legal description being pursuant to the Survey for James E. Blunkall dated December 22, 2009, prepared and certified by Ralph G. Thomason, Registered Land Surveyor, Tennessee RLS No. 1441, Thomason Surveying Company, 316 West Lytle St. Suite 112, Murfreesboro, TN 37130, phone/fax 615.896.7483.

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, her heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 15th day of November, 2010.

James E. Blunkall

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James E. Blunkall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, Tennessee, this 15th day of November, 2010.

Brian Lavoy Payne, Notary Public

BRIAN LAVOY PAYNE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission expires 12/12/10