BILL GARRETT, Davidson County
Trans:T20100076638 DEEDWARR
Recvd: 12/06/10 10:36 3 pgs
Fees:18.00 Taxes:6660.00
20101206-0096891

DAVID B GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires January 9 2012

THIS INSTRUMENT PREPARED BY: George V. Crawford, Jr. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is $1,800,000.00. Affiant Subscribed and sworn to before me, this 2nd day of December, 2010. Notary Public My Commission Expires:

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Leeko, LLC Attn: Mr. William B. Lee 331 Mallory Station Road Franklin, TN 37067	SAME	Assigned 106-05-097.00 Out of 106-06-0-058.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BEST ONE NASHVILLE REALTY PARTNERSHIP**, a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LEEKO, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, 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 No. 2 as shown on the Final Plat of Best One Nashville Realty Subdivision, of record at Instrument No. 20101029-0086600, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Best One Nashville Realty Partnership by deed dated April 24, 2007, from Aladdin Industries, LLC, of record at Instrument No. 20070425-0049324, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County, of record at Book 4586, page 454, Register's Office for Davidson County, Tennessee and at Book 4670, page 144, said Register's Office.

2. Easement for Railroad granted to Louisville & Nashville Railroad Company, of record in Book 1580, page 481, Register's Office for Davidson County, Tennessee.

3. Deed of Conveyance to City of Nashville, of record in Book 1714, page 191, Register's Office for Davidson County, Tennessee.

4. Notice of Land Use Restrictions of record in Instrument No. 20070425-0049325, Register's Office for Davidson County, Tennessee.

5. Restrictive covenants retained in Deed of record at Instrument No. 20070425-0049324, Register's Office for Davidson County, Tennessee.

6. Inspection and Maintenance Agreement for Private Stormwater Management Facilities to Metropolitan Government of Nashville and Davidson County, of record at Instrument No. 20071108-0132083, Register's Office for Davidson County, Tennessee.

7. Matters shown on the Plan of record in Instrument No. 20101029-0086600, Register's Office for Davidson County, Tennessee.

8. All matters as shown on that survey done by Theodore Joseph Stevenson II, R.L.S. #2136, Ragan Smith Associates, Inc., 315 Woodland Street, Nashville, TN 37206 and dated November 29, 2010, identified as Job No. 01-073, Work Order #900.

This is improved property known as: 1124 Menzler Road, Nashville, TN 37210.

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; and 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, unless otherwise herein set out; and further covenant and bind itself, its successors and assigns, 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 person whomsoever.

EFFECTIVE this 2nd day of December, 2010.

BEST ONE NASHVILLE REALTY PARTNERSHIP,
a Tennessee general partnership

By: SWENTZEL LIMITED PARTNERSHIP, ~~an Indiana~~ Kentucky Limited Partnership, General Partner

By: Paul J. Swentzel
Paul J. Swentzel, General Partner

STATE OF OHIO)
COUNTY OF FRANKLIN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PAUL J. SWENTZEL**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **GENERAL PARTNER**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 2nd day of December, 2010.

Notary Public

My Commission Expires: N/A

NOTARIAL SEAL STATE OF OHIO

JONATHAN E. HELLSTEDT
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.