BILL GARRETT, Davidson County
Trans:T20110002713 DEEDWARR
Recvd: 01/13/11 12:44 4 pgs
Fees:23.00 Taxes:2960.00
20110113-0003698

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
Suite 1700 Regions Center
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $800,000.00

AFFIANT

Subscribed and sworn to before me, this 4th day of JANAURY, 2011.

NOTARY PUBLIC

My Commission Expires: 01-06-14

ANN HALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Gary M. Clark et al 6208 Belle Rive Dr Brentwood, TN 37027	SAME	Map 132-08 Parcels 9 and 10

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Phillip H. Cannady, as to a one-sixth undivided interest, and Janice Cannady as to a one-sixth undivided interest (hereinafter all collectively referred to as "Grantor") do hereby bargain, sell, transfer and convey unto L. Earl Bentz and Gary M. Clark, as tenants in common (collectively "Grantee") their successors and assigns, property located in Nashville Davidson County, Tennessee and more particularly described as follows:

See Exhibit A attached hereto.
Following this conveyance the subject property will be owned one half by L. Earl Bentz and one half by Gary M. Clark as tenants in common.
The subject property is commercial real estate and has never been the primary residence of any of the Grantors hereunder.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said L. Earl Bentz and Gary M. Clark, their successors and assigns, forever.

AND Phillip H. Cannady and Janice Cannady, do further covenant and bind themselves, their heirs, representatives and assigns to warrant and forever defend the title to said land to the said L. Earl Bentz and Gary M. Clark, their successors and assigns against the lawful claims of all persons whomsoever.

Phillip H. Cannady and Philip H. Cannady are one and the same person.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 4th day of January, 2011.

Phillip H. Cannady

Janice Cannady

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at Nashville, Tennessee, on this 4th day of January, 2011.

NOTARY PUBLIC

ANN HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

My commission expires: 01-06-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice Cannady, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 4th day of January, 2011.

NOTARY PUBLIC

ANN HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

My commission expires: 01-06-2014

EXHIBIT A
LEGAL DESCRIPTION

Tract 1- Map 132- 8 Parcel 9

Improved property generally known as 3062 Sidco Drive, Nashville, TN 37204

Being Parcel B as shown on the resubdivision of Lots B and C1 Horrell's Sidco Development in Plat Book 3842, page 109, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point in the easterly right of way of Sidco Drive, said point being the northwesterly corner of the within described property, thence along said right-of-way South 01 degrees 57 minutes 00 seconds West 230 feet to a point, thence leaving said right of way South 88 degrees 2 minutes 55 seconds East, a distance of 301.5 feet; thence North 1 degree 49 minutes 32 seconds West a distance of 249.40 feet; thence North 88 degrees 10 minutes 00 seconds East, a distance of 285.70 feet to the point of beginning.

Being the same property conveyed to Phillip H. Cannady, L. Earl Bentz and Gary M. Clark by Warranty Deed from Jack K. Byrd, Executor of the Estate of Clay R. Caroland, Jr. of record in Book 10830, page 276, Register's Office for Davidson County, Tennessee. Phillip H. Cannady having since conveyed a one sixth interest to Janice Cannady by deed of record in Instrument Number 200404029-0048886, said Register's Office.

This conveyance as to Tract 1 is made subject to:

1. Current years taxes which are being prorated and assumed by Grantee,

2. Matters shown on plan of record in Book 3842, page 109, Register's Office for Davidson County, Tennessee

3. Rights reserved with reference to uranium, thorium and all other materials essential to production of fissionable materials as set out in deed to State of Tennessee of record in Book 1731, page 533, said Register's Office.

4. Notice of agreement to leasing commission recorded as instrument number 200004280042179 on April 28, 2000, Register's Office for Davidson County, Tennessee.

5. Rights of tenants in possession.

Tract 2- Map 132-8 Parcel 10

This is improved commercial real estate generally known as 3066 Sidco Drive, Nashville, Tennessee 37204 and known on tax records as 3068 Sidco Drive. Nashville, Tennessee 37204.

Land in Davidson County, Tennessee being Lot C-1 as shown on the resubdivision of Lots D and C-1 of Horrell's Sidco Development, Plat as shown in Instrument No. 20030605-0077784. Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the same property conveyed to Philip H. Cannady, L. Earl Bentz, and Gary M. Clark as tenants in common by deed from Lavada Caroland, Deborah Caroland Pollard, Keeble Caroland Baltuth, Clay R. Caroland, I11 and Mary Caroland Morphett, collectively as to a two-thirds undivided interest of record in Instrument No.20030909-0131268, Register's Office for Davidson County, Tennessee, and a portion of the same property conveyed to Philip H. Cannady, L. Earl Bentz, and Gary M. Clark as tenants in common by deed from John N. Andrews Trustee of the John N. Andrews Living Trust of record in Instrument Number 20030626-0088122, said Register's Office. Phillip H. Cannady having since conveyed a one sixth interest to Janice Cannady by deed of record in Instrument Number 200404029-0048887, said Register's Office.

This conveyance as to Tract 2 is made subject to:

1. Matters shown on plan of record in Instrument No. 20030605-0077784, Register's Office for Davidson County, Tennessee.
2. Rights reserved with reference to uranium, thorium and all other materials essential to production of fissionable materials as set out in deed to State of Tennessee of record in Book 1731, page 533, Register's Office for Davidson County, Tennessee.