BILL GARRETT, Davidson County
Trans:T20110030781 DEEDWARR
Recvd: 05/24/11 10:24 3 pgs
Fees:18.00 Taxes:1387.50
20110524-0039622

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Subscribed and sworn to before me, this 19th day of May, 2011.

Notary Public

My commission expires: 02/24/14

E. KEITH BELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
D-Squared, LLC	**REGIONS BANK**	**42-12-71.00** *AND* **42-12-71.01**
209 & 211 Williams Avenue	**201 Milan Parkway**	
Madison, TN 37115	**Birmingham, AL 35211**	
		FILE #: ST9694

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

The Hickey Family Partnership, LP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

D-Squared, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book _____, Page _____, Register's Office for DAVIDSON County, Tennessee.

This is improved (____) **unimproved** (__X__) property known as 209 Williams Avenue, Madison, TN 37115.
and
This is **improved** (__X__) unimproved (____) property known as 211 Williams Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 19th day of May, 2011.

Jeff Hickey, Secretary for Hickey Management, Inc.
As General Partner for The Hickey Family Partnership, LP

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **JEFF HICKEY**, whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is Secretary of Hickey Management, Inc. and that he is authorized by Hickey Management, Inc. to execute this instrument on its behalf by his/her/their self as such Secretary.

Witness my hand, at office, this 19th day of May, 2011.

Notary Public

My Commission Expires: 02/24/14

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

Agent's File No.: **ST9694**

Tract I

Land lying in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 1 of the "Gee Lands", not of record, described as follows:

Beginning at an iron pipe in the East right of way of the L & N Railroad, 300 feet South of the right of way of Williams Avenue; thence South 80° 59' East 160 feet to an iron pipe; thence South 81° 12' East 112.16 feet to an iron pin; thence South 17° 55' West 437.5 feet to an iron pipe; thence North 88° 04' West 275 feet to an iron pipe in the L & N Railroad right of way; thence with the right of way of said L & N Railroad, North 17° 22' East 471 feet to the point of beginning, containing 2.78 acres; together with a 20 foot perpetual easement for egress and ingress across the land of Rich P. Richards, which is located between the above land and Williams Avenue, being the Easterly 20 feet of same and extending from the Northeasterly corner of above land to said Williams Avenue.

Including but excluding therefrom a tract of one acre, more or less.

Tract II

Land in Davidson County, TN, whose street address is 211 Williams Ave., Madison TN 37115, more particularly described as follows:

Being a part of Lot 1 of the Gee Lands, of record in Book 332, Page 74, Register's Office, Davidson County, TN.

Beginning at a point which is S 17 deg. 55 min. W 300 feet from the S margin of Williams Ave., being the SE corner of the Richards property, the NE corner of the land herein described in the W line of the lands of the American Legion, likewise being an iron pin in the E margin of a 20 foot easement for ingress and egress; thence S 17 deg. 55 min. W 162.72 feet to a point; thence N 80 deg. 59 min. W 270.54 feet to a point in the E line of the L&N Railroad right-of-way; thence with said right-of-way, N 17 deg. 22 min. E 162.10 feet to an iron pin; thence S 80 deg. 59 min. E 160 feet to the SW corner of the Richards property; thence with his S line S 81 deg. 12 min. E 112.16 feet to the point of beginning, containing one acre, more or less.

Together with a 20 foot perpetual easement for egress and ingress across the land of Rich P. Richards, which is located between the above land and Williams Ave., being the E 20 feet of same and extending from the NW corner of above land to said Williams Ave.

Being the same property conveyed by Quitclaim Deed from Capitol Tool & Die Co., Inc., nka Capitol Tool & Die Management, Inc. to The Hickey Family Partnership, LP as recorded on the 6th day of April, 2011 in Instrument No. 20110406-0026477 (as to Tract I); Quitclaim Deed from William R. Stinnett, Trustee to Capitol Tool & Die Co., Inc. as recorded on the 17th day of January, 1975 in Deed Book 4882, Page 171 (as to Tract I); Warranty Deed from Capitol Tool & Die Co., Inc. to William R. Stinnett, Trustee as recorded on the 24th day of June, 1971 in Deed Book 4514, Page 216 (as to Tract I); Warranty Deed from J. T. Howell, Jr., Trustee to Capitol Tool & Die Company, Inc., a Tennessee corporation as recorded on the 1st day of November, 1966 in Deed Book 4073, Page 809 (as to Tract I); part of Warranty Deed from Randall Phillips and wife, Louise T. Phillips to J. T. Howell, Jr., Trustee as recorded on the 17th day of June, 1960 in Deed Book 3096, Page 132 (as to Tract I); Quitclaim Deed from Betty J. Hickey, sole trustee of David A. Hickey Living Trust to The Hickey Family Partnership, LP as recorded on the 14th day of April, 1999 in Deed Book 11431, Page 912 (as to Tract II); Quit Claim Deed from David A. Hickey, Jr. to David A. Hickey, Jr. and Betty J. Hickey, Trustees, or their successors in trust, under the David A. Hickey Living Trust, dated April 1, 1997 as recorded on the 31st day of July, 1997 in Deed Book 10551, Page 112 (as to Tract II); Quitclaim Deed from Capitol Tool & Die Company, Inc., as Tennessee corporation (being one and the same company as Capitol Tool & Die Co., Inc.) to David A. Hickey, Jr. as recorded on the 1st day of October, 1993 in Deed Book 9100, Page 966 (as to Tract II); Warranty Deed from William R. Stinnett and wife, Stella C. Stinnett, as joint tenants to Capitol Tool & Die Co., Inc. as recorded on the 24th day of January, 1978 in Deed Book 5245, Page 629 (as to Tract II); Warranty Deed from Capitol Tool & Die Co., Inc. to William R. Stinnett and wife, Stella C. Stinnett, as joint tenants as recorded on the 24th day of June, 1971 in Deed Book 4514, Page 214 (as to Tract II); Deed from J. T. Howell, Jr. Trustee to Capitol Tool & Die Co., Inc. as recorded on the 18th day of April, 1961 in Deed Book 3219, Page 507 corrected in Deed Book 5362, Page 465 (as to Tract II); part of Warranty Deed from Randall Phillips and wife, Louise T. Phillips to J. T. Howell, Jr., Trustee as recorded on the 17th day of June, 1960 in Deed Book 3096, Page 132 (as to Tract II), in the Register's Office of Davidson County, Tennessee.