THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204
G#23133-2

BILL GARRETT, Davidson County
Trans:T20110031524 DEEDWARR
Recvd: 05/26/11 14:36 3 pgs
Fees:18.00 Taxes:370.00
20110526-0040489

BOX #14A

ADDRESS NEW OWNER:
New System of Nashville, LLC
218 Colt Drive
Nashville, TN 37221

SEND TAX BILLS TO:
"New Owner"

MAP-PARCEL NOS.
Map 079-00-0
Parcel 026.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert J. Joslin, Jr., and William R. Hostettler,** hereinafter called the "Grantors", have bargained and sold, and by these presents does transfer and convey unto **New System of Nashville, LLC, a Tennessee limited liability company,** hereinafter called the "Grantee", its successors and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

BEING a tract of land in the 8th Civil District of Davidson County, Tennessee, being more particularly described as follows:

COMMENCING at the centerline intersection of Centennial Boulevard and L & N Railroad right-of-way; thence, North 39° 02' 25" West, a distance of 142.76 feet to an iron pin set (18" rebar with orange cap labeled "Byrd Surv. Inc."), this being the true point of BEGINNING; thence, with the easterly right-of-way of the L & N Railroad with a curve turning to the right having an arc length of 454.98', with a radius of 1,385.81', a chord bearing of North 47° 23' 45" West, and a chord length of 452.94' to an iron pin set (18' rebar with orange cap labeled "Byrd Surv. Inc.")' thence, North 71° 47' 44" East, a distance of 218.87' to an iron pin set (18" rebar with orange cap labeled "Byrd Surv. Inc."); thence, South 18° 30' 00" East, a distance of 395.42' to the point of BEGINNING, having an area of 48,905 square feet, 1.12 acres, more or less, according to an ALTA/ACSM Land Title Survey dated May 4, 2011 (revised May 12, 2011, and May 20, 2011), prepared by John M. Payne, Registered Land Surveyor, Tennessee No. 845, Byrd Surveying, Inc., 230-B W Dunbar Cave Road, Clarksville, Tennessee 37040.

BEING the same property conveyed to Robert J. Joslin, Jr., and William R. Hostettler, Sr., by Special Warranty Deed dated December 20th, 2010, from CIT Lending Services Corporation, of record in Instrument No. 20101223-0102122, Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED COMMERCIAL PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.

The above-described property is conveyed subject to the following:

1. Taxes for the year 2011 and subsequent years, not yet due and payable.

2. Subject to Sewer Easement as set out in the Deed of record in Book 3867, Page 485, Register's Office for Davidson County, Tennessee.

3. Easement Agreement for Access to Utility and Water Lines of record in Book 6620, Page 218, Register's Office for Davidson County, Tennessee.

4. Subject to right-of-way of L & N Railroad (now being CSX Transportation, Inc.), including the right to relocate lines and right-of-way as provided in the Charter of said railroad.

5. Matters shown on the ALTA/ACSM Land Title Survey dated May 4, 2011 (revised May 12, 2011, and May 20, 2011), prepared by John M. Payne, Registered Land Surveyor, Tennessee No. 845, Byrd Surveying, Inc., 230-B W Dunbar Cave Road, Clarksville, Tennessee 37040.

THIS is unimproved property, known as: 7109 Centennial Boulevard, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and/or assigns, forever; and the undersigned Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth above; and the Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 25th day of May, 2011.

Robert J. Joslin, Jr.

William R. Hostettler

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, Robert J. Joslin, Jr., and William R. Hostettler, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of May, 2011.

My Commission Expires: May 5, 2015 Katherine Goodson
Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me this the 25th day of May, 2010.

My Commission Expires: 2/24/13

Notary Public

/KG:new system.wd

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY