BILL GARRETT, Davidson County
Trans:T20110031873 DEEDWARR
Recvd: 05/27/11 15:49 4 pgs
Fees:23.00 Taxes:4810.00
20110527-0040973

THIS INSTRUMENT PREPARED BY:
John W. Stone, III
WHITE & REASOR, PLC
One American Center, Suite 1100
3100 West End Avenue
Nashville, Tennessee 37203

| Address New Owner as Follows: | Send Tax Bills To: | Map-Parcel Nos.: |
|---|---|---|
| Goodwill Industries<br>Of Middle Tennessee, Inc.<br>1015 Herman Street<br>Nashville, TN 37208<br>Attn: President | New Owner | 082-140-079.00;<br>082-100-034.00;<br>082-100-035.00; and<br>082-140-043.00 |

**GENERAL WARRANTY DEED**

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, CIVIL PARTNERS LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto GOODWILL INDUSTRIES OF MIDDLE TENNESSEE, INC., a Tennessee nonprofit corporation ("Grantee"), its successors and assigns, certain real estate in Metropolitan Nashville Davidson County, Tennessee, described as follows:

BEING A TRACT OF LAND LYING IN THE FIFTH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE,DAVIDSON COUNTY, TENNESSEE. SAID TRACT BEING BOUNDED ON THE NORTH BY VIRAH CORP., ON THE EAST BY NORTH FIRST STREET, ON THE SOUTH BY ANDREW AND WOJCIECH S. KRYCH AND OLDHAM STREET ON THE WEST BY COWAN STREET AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON ROD ON THE WESTERLY RIGHT-OF WAY LINE OF NORTH FIRST STREET, SAID IRON ROD BEING LOCATED NORTH 09 DEGREES 38 MINUTES 33 SECONDS EAST, 245.00 FEET FROM THE INTERSECTION OF SAID NORTH FIRST STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF OLDHAM STREET. SAID IRON ROD ALSO BEING THE NORTHEAST CORNER OF PROPERTY CONVEYED TO ANDREW AND WOJCIECH S. KRYCH, AS OF RECORD IN DEED INSTRUMENT No. 200906020050556, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE, LEAVING SAID RIGHT-OF-WAY OF NORTH FIRST STREET WITH THE NORTHERLY LINE OF SAID ANDREW AND WOJCIECH S. KRYCH

PROPERTY SOUTH 80 DEGREES 39 MINUTES 27 SECONDS WEST, 218.00 FEET TO A PK NAIL SET ON THE CENTER LINE OF ALLEY No. 314, CLOSED BY BILL No. 2003-1525;

THENCE WITH THE WESTERLY PROPERTY LINE OF ANDREW AND WOJCIECH S. KRYCH, SOUTH 09 DEGREES 38 MINUTES 33 SECONDS WEST, 182.53 FEET TO A PK NAIL SET ON THE NORTHERLY RIGHT-OFWAY LINE OF OLDHAM STREET;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OLDHAM STREET NORTH 83 DEG 22 MIN 33 SEC WEST, 213.83 FEET TO AN EXISTING IRON ROD AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF OLDHAM STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF COWAN STREET;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF OLDHAM STREET WITH THE EASTERLY RIGHT-OF-WAY LINE OF COWAN STREET,

NORTH 09 DEG 28 MIN 44 SEC WEST, 359.55 FEET TO AN IRON ROD SET ON THE CENTER LINE OF SAID CLOSED ALLEY No. 314 AT A CORNER COMMON WITH VIRAH CORP., AS OF RECORD IN DEED BOOK 8820, PAGE 338, AT SAID REGISTER'S OFFICE;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF COWAN STREET WITH THE SOUTHERLY PROPERTY LINE OF VIRAH CORP., NORTH 79 DEG 29 MIN 08 SEC EAST, 218.17 FEET TO AN IRON ROD SET;

THENCE NORTH 09 DEG 48 MIN 35 SEC WEST, 97.17 FEET TO AN EXISTING IRON ROD;

THENCE NORTH 81 DEG 06 MIN 47 SEC EAST, 210.13 FEET TO AN IRON ROD SET ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID NORTH FIRST STREET;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF NORTH FIRST STREET, SOUTH 10 DEG 44 MIN 21 SEC EAST, 101.94 FEET TO AN IRON ROD SET;

THENCE NORTH 79 DEG 51 MIN 17 SEC EAST, 4.88 FEET TO AN EXISTING IRON ROD;

THENCE SOUTH 09 DEG 38 MIN 33 SEC EAST, 250.00 FEET TO THE POINT OF BEGINNING, CONTAINING 164,208 SQUARE FEET (3.770 ACRES MORE OR LESS).

BEING THE SAME PROPERTY CONVEYED TO CIVIL PARTNERS,LLC AS OF RECORD BY INSTRUMENT NUMBERS 20050812-0095912, 200604280048715 AND 20110519-0038472, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns, forever.

Grantor binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance is subject to the following:

1. Taxes for the year 2011, a lien, which are not yet due and payable;

2. Rights of parties in possession under unrecorded leases;

3. Easements, or claims of easements, not shown by the public records; and

4. Easement for Storm Sewers and/or Sanitary Sewers of record in Book 4634, page 925, in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 27 day of May, 2011.

"GRANTOR"

CIVIL PARTNERS LLC,
a Tennessee limited liability company

By: _____

Name: John Vaughn

Title: Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dorothy S. Potts, a Notary Public for the State and County aforesaid, John Valiquette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Secretary of Civil Partners LLC, a Tennessee limited liability company, and is authorized to execute this instrument on behalf of the limited liability company.

Witness my hand, at office, this 27th day of May, 2011.

DOROTHY S. POTTS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Dorothy S. Potts
Notary Public

My commission expires:

My Commission Expires AUG 23, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is One Million Three Hundred Thousand and No/100 Dollars ($1,300,000.00).

AFFIANT

SUBSCRIBED and sworn to before me, this 27th day of May, 2011.

Dorothy S. Potts
Notary Public

My Commission Expires:

DOROTHY S. POTTS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires AUG. 23, 2011