STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value (whichever is greater) is $ 700,000.00

Affiant

PATTY WHITEHEAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMM. EXP. 7-3-12

Subscribed and sworn to before me, this 26th day of July, 2011.

NOTARY PUBLIC

My commission expires: 7-3-12

BILL GARRETT, Davidson County
Trans:T20110045251 DEEDWARR
Recvd: 07/26/11 14:14 2 pgs
Fees:13.00 Taxes:2590.00
20110726-0057187

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTYS
95 White Bridge Road, Suite 505
Nashville, TN 37205

ADDRESS NEW OWNERS:	**SEND TAX BILL TO:**	**MAP-PARCEL NOS:**
2929, LLC 2929 Sidco Drive Nashville, TN 37204	(Same)	Map: 118-16 Parcel: 8

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Southern Colortype Co., Inc.,** the Grantor herein, has bargained and sold, and by these presents does transfer and convey unto **2929, LLC,** the Grantee herein, its representatives, successors and assigns, its entire undivided interest in a certain tract or parcel of land lying in Davidson County, Tennessee, to wit:

Being Lot No. 11 on the Plan of Sidco Subdivision, of record in Book 2133, page 115, Register's Office for Davidson County and being more particularly described as follows:

Beginning at a point situated in the westerly margin of Sidco Drive, said point being the northeast corner of the property herein described; thence along the right-of-way of Sidco Drive, S 02 deg. 40' 00" W, a distance of 100.00 feet to a point; thence leaving said Sidco Drive, N 87 deg. 20' 00" W, a distance of 425.00 feet to a point; thence, N 02 deg. 40' 00" E, a distance of 100.00 feet to a point; thence S 87 deg. 20' 00" E, a distance of 425.00 feet to the point of beginning and containing 0.98 acres of land, more or less.

Being the same property conveyed to Southern Colortype Co., Inc. by deed from B. R. Chambers, Trustee, of record in Book 8034, page 408, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Payment of all taxes, charges, assessments, levied and assessed against subject property which are due and payable;
2. All real property taxes and city real property taxes for the year 2011, pro-rated and assumed by Grantee, a lien, not yet due and payable;
3. All matters shown on the Plan of Record in Book 2133, page 115, Register's Office for Davidson County, Tennessee;
4. Restrictions of record in Book 2294, page 316, said Register's Office, but omitting any restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction is exempt under Title 42 of the United States Code or relates to handicap but does not discriminate against handicapped persons.

5. Reserved rights, easements, restrictions, and other matters contained in the deed of record in Book 2152, page 347, said Register's Office;

6. Railroad right-of-way of record in Book 2293, page 555, said Register's Office;

7. Easement to City of Nashville of record in Book 2244, page 611, said Register's Office;

8. Water main easements of record in Book 2293, page 564, said Register's Office;

9. Encroachment of a cross tie retaining wall onto adjoining property;

10. Easement for party walls and interests of adjoining landowners in appurtenant improvements.

11. Permanent Easement to establish a joint driveway recorded as Instrument # 20110419-0030044 and Instrument No. 20110419-0030045, said Register's Office; and

12. Any and all further restrictions, easements, setback lines, encumbrances, and covenants of record.

The subject property is improved property commonly known as 2929 Sidco Drive, Nashville, TN 37204.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs, successors and assigns, forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and binds itself, its successors and representatives and assigns, to warrant and forever defend the title to said land to said Grantee, its representatives, successors and assigns, against the lawful claims of all persons claiming, by, through or under said Grantor, but not otherwise.

WITNESS my hand this 26 day of July, 2011.

PATTY WHITEHEAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 7-3-12

SOUTHERN COLORTYPE CO., INC.

By: Kenneth L. Groomes

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth L. Groomes, the duly authorized President of Southern Colortype Co., Inc., the within-named bargainor, 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 in such capacity as President on behalf of Southern Colortype Co., Inc. for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of July, 2011.

NOTARY PUBLIC

My commission expires: 7-3-12