BILL GARRETT, Davidson County
Trans:T20110050338 DEEDWARR
Recvd: 08/16/11 15:11 5 pgs
Fees:28.00 Taxes:3774.00
20110816-0063235

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Tringen Partnership c/o Lawrence A. Shapin 11200 Easum Road Louisville, Kentucky 40299	SAME	Map: 071-01 Parcel: 087

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, TRINITY LANE RETAIL PARTNERS, a Tennessee general partnership (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto TRINGEN PARTNERSHIP, a Kentucky general partnership (the "Grantee"), its successors and assigns, all of Grantors' right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons, whomever.

Whenever 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 Grantors' hand, this 12 day of August, 2011.

TRINITY LANE RETAIL PARTNERS
A Tennessee general partnership

By: _____
Montgomery G. Turner, Sr.,
Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Montgomery G. Turner, Sr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Managing Partner of TRNITY LANE RETAIL PARTNERS, a Tennessee general partnership and is authorized by the partnership to execute this instrument on behalf of the partnership.

Witness my hand, at office, this 12 day of August, 2011.

_____
NOTARY PUBLIC

My Commission Expires: _____

KIMBERLY DALY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $1,020,000.00.

Affiant

Subscribed and sworn before me this 12 day of August, 2011.

NOTARY PUBLIC

My Commission Expires:

KIMBERLY DALY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

EXHIBIT "A"
Legal Description

BEING located in the 2nd Councilmanic District of Davidson County, Tennessee, being Lot 1, in the Final Plat of Trinity Lane Retail Partners Subdivision, of record in Instrument 20100820-0065994, Register's Office, Davidson County, Tennessee, Subdivision No. 2010S-029-001.

Said property being a portion of the property conveyed to Trinity Lane Retail Partners by warranty deed of record at Instrument No. 20090901-0082085, and quitclaim deed of record at Instrument No. 20090901-0082086, both of record in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

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

2. Easements to Metropolitan Government of Nashville and Davidson County, Tennessee as set forth in instruments recorded in Book 6280, page 13 and Book 10316, page 613, Register's office, Davidson County, Tennessee.

3. Subject to matters shown on plat of record in Plat-LG #20100820-0065994, as sub-division number 2010S-029-001, said Register's Office.

4. Memorandum of Lease of record as Instrument #20100907-0070965, and amended by Amendment to Memorandum of Lease of record as Instrument #20110722-0056458, said Register's Office.

5. Inspection and Maintenance Agreement in favor of Metropolitan Government of Nashville, of record as Instrument No. 20091022-0097506, said Register's Office.