THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 450,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2011. Notary Public MY COMMISSION EXPIRES: 4-12 (AFFIX SEAL)

JAMES A. ... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garney Companies, Inc.	owner	MAP 106-11
1333 N. W. Vivion Avenue		PARCEL 11
Kansas City, MO 64118		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Nyles C. Ayers, Trustee of the Nyles C. Ayers Amended and Restated Living Trust under agreement dated January 30, 2008,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Garney Companies, Inc., a Missouri Corporation,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot number 2 on the plan of the Final Plat of Lots 1 and 2, Brown Subdivision, as of record as instrument 20020513-0058572, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Nyles C. Ayers, Trustee of the Nyles C. Ayers 2002 Amended and Restated Living Trust dated March 7, 2002, of record as instrument 20030808-0113256, said Register's Office. Nyles C. Ayers, Trustee of the Nyles C. Ayers 2008 Amended and Restated Living Trust dated January 30, 2008 is the successor-in-interest to the Nyles C. Ayers 2002 Amended and Restated Living Trust.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for 2011 which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record recorded as instrument 20020513-0058572; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **200 Crutchfield Avenue, Nashville, TN 37210.**

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 is 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 hand this the 15th day of September, 2011.

Nyles C. Ayers 2008 Amended and Restated Living Trust under agreement dated January 30, , 2008

BY: Nyles C. Ayers, Trustee

Nyles C. Ayers, Trustee

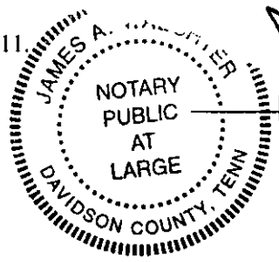
BILL GARRETT, Davidson County
Trans:T20110057587 DEEDWARR
Recvd: 09/16/11 09:46 2 pgs
Fees:13.00 Taxes:1665.00
20110916-0071993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before .e, the undersigned, a Notary Public in and for said County and State, personally appeared **Nyles C. Ayers** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **Nyles C. Ayers 2008 Amended and Restated Living Trust under agreement dated January 30, 2008** the within named bargainor, and Trust, and that they as such Trustee being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Nyles C. Ayers** as such **Trustees**.

Witness my hand and seal this the 15th day of September, 2011.

My Commission expires 1-9-12



Notary Public