THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30267-09-2011** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Affiant Subscribed and sworn to before me this 28th day of October, 2011. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Nebraska Holdings, LLC, a Tennessee limited liability company 3501 Scarsdale Road Nashville, TN 37215	**Send Tax Bills To:** 606 Stonewater Blvd Franklin, TN 37064	**Tax Information:** Map and Parcel No.: 117 050 14700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alford Foster, Jr., Successor Trustee of the John Clegg Gaines Revocable Living Trust u/a/d February 18, 1999**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nebraska Holdings, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3501 Scarsdale Road, Nashville, TN 37215

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of October, 2011.

Successor Trustee
Alford Foster, Jr., Successor Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Alford Foster, Jr., ~~and~~ Successor Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and ~~who~~ acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of October, 2011.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20110068326 DEEDWARR
Recvd: 11/01/11 10:29 2 pgs
Fees:13.00 Taxes:1165.50
20111101-0084809

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 13 to 16 inclusive, of Block D, on the Plan of Revised Plan of Life and Casualty Insurance Company's Subdivision of Woodmont Acres, of record in Plat Book 843, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to W. A. Gaines by deed dated April 16, 1940, from Life & Casualty Insurance Company of Tennessee, of record in Book 1139, page 85, Register's Office for Davidson County, Tennessee. W. A. Gaines died, and by his will, probated on June 10, 1971, in Docket No. 55974, Davidson County Probate Court Clerk's Office, he devised all of his property to his wife, Margery Clegg Gaines. Margery Clegg Gaines died, and by her will, probated on April 28, 1981, in Docket 70085, Davidson County Probate Court Clerk's Office, she devised all of her real property to her son, John Clegg Gaines. (See also Quitclaim Deed dated May 27, 1981, from John Clegg Gaines and George Robertson Gaines, Co-Executors of the estate of Margery Clegg Gaines, deceased, to William J. Faimon, Trustee, and reconveyance to John Clegg Gaines, of record in Book 5757, page 580, Register's Office for Davidson County, Tennessee.)

Subject property was further conveyed to John Clegg Gaines, Trustee of the John Clegg Gaines Revocable Living Trust u/a/d February 18, 1999, with full power to sell, mortgage or convey without the joinder of any beneficiary, by quitclaim deed dated February 18, 1999, from John Clegg Gaines, individually, of record in Book 11383, page 179, Register's Office for Davidson County, Tennessee. John Clegg Gaines died on July 21, 2011. Under the terms of the John Clegg Gaines Revocable Living Trust u/a/d February 18, 1999, Alford Foster, Jr. was appointed Successor Trustee upon the death of John Clegg Gaines.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 843, page 102, Register's Office for Davidson County, Tennessee.