This document prepared by (and after recording return to):		)
Name:	**William Davis, Attorney, P.C.**	)
Address:	**219 Ward Circle, Ste 5**	)
City, State, Zip:	**Brentwood, TN, 37027**	)
Phone:	**615-369-0039**	)
		)
		)
		)

BILL GARRETT, Davidson County
Trans:T20110072415 DEEDWARRSP
Recvd: 11/16/11 11:38 3 pgs
Fees:13.00 Taxes:2497.50
20111116-0089533

--------Above This Line Reserved For Official Use Only--------

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **First State Bank,** a Tennessee Banking Corporation "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Quick'N E-Z, Inc.**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being described as follows: Beginning at a concrete monument being north 58 degrees 10' west 50 feet from the centerline of US Highway 70N and being south 31 degrees 50' west 55 feet from the centerline of Jacksonian Drive (as of record in Book 2500, Page 49, Register's Office for Davidson County, Tennessee) thence with the southerly margin of Jacksonian Drive, northwesterly with an arc having a radius of 25 feet, a distance of 39.37 feet to a concrete monument; thence continuing with the southerly margin of Jacksonian Drive, north 58 degrees 10' west 143.62 feet to an iron pin, said point being south 58 degrees 10' east 60.0 feet from a concrete monument at the northeast corner of Lot No. 1 of Hermitage Hills, Section One (as of record in Book 2900, Page 49, Register's Office); thence south 31 degrees 50' west 241.4 feet to an iron pin in a driveway or roadway; thence south 86 degrees 51 feet east 212.7 feet to an iron pin in said driveway or roadway being also in the westerly margin of US Highway 70N and being located north 58 degrees 10' west 35 feet from the centerline of said highway; thence north 31 degrees 50' east 114.41 feet with the westerly margin of US Highway 70N to an iron pin; thence north 58 degrees 10' west 15.0 feet to the point of beginning.

Included in the above description but specifically excluded there from is the property sold off in Book 4524, Page 146, corrected in Book 5334, Page 785, said Register's Office.

Being the same property conveyed to FIRST STATE BANK by Deed from DAVID G. MANGUM, SUBSTITUTE TRUSTEE, dated 06/10/2011 and filed for record on 06/10/2011 in Instrument 201106100044653, Register's Office for DAVIDSON County, Tennessee.

Map & Parcel: 07513013500

This property is known as: 3840 Lebanon Pike, Hermitage, TN 37076

The conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property, all matters of survey and taxes and assessments.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by Grantor; and

2. That Grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, from, through, or under Grantor, but against none other.

WITNESS Grantor(s) hand(s) this the 15th day of November, 2011.

First State Bank

By: James K. Wyatt AVP
James K. Wyatt, Assistant Vice President

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jim Wyatt, 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 Assistant Vice President, of First State Bank, a Tennessee Banking Corporation, and is authorized by the Corporation to execute this instrument on behalf of the Corporation.

WITNESS my hand and official seal this 15th day of November, 2011.

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 21, 2013

NOTARY PUBLIC

My Commission Expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Quick'N E-Z, Inc	New Owner
4890 Lebanon Rd	
Hermitage, TN 37076	

State of TENNESSEE
County of WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$675,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 15th day of November, 2011.

Affiant

Joey Sanders
Type or Print Name

Notary Public

(Seal)

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 21, 2013

My commission expires:

W. William Davis
Type or Print Name