BILL GARRETT, Davidson County
Trans:T20110073218 DEEDWARR
Recvd: 11/18/11 13:47 4 pgs
Fees:23.00 Taxes:7770.00
20111118-0090527

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Box 14A
23463-4

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Carrel C. McCullar 1651 Guy Ferrell Road Franklin, TN 37067	New Owner	Map 105-14-0 Parcel 272.00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, BRIAN CUMMINGS, a married man, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto THE MCCULLAR FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to Brian Cummings, a married man by Special Warranty Deed from Ford Leasing Development Company, LLC, a Delaware limited liability company (as Successor by conversion to Ford Leasing Development Company, a Delaware corporation), of record as Instrument No. 20110816-0063113, dated August 15, 2011, Register's Office for Davidson County, Tennessee.

Said property has never been occupied by Grantor as his primary residence and is used for commercial use only.

This improved property is also known as 2300 Franklin Pike, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "B"; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 10th day of November, 2011.

Brian Cummings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Cummings, the bargainor, 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 10th day of November, 2011.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/24/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,100,000.00.

Thomas W. Powell Jr
Affiant

Subscribed and sworn to before me this 10th day of November, 2011.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/24/13

EXHIBIT "A"
Legal Description

Land located in the City of Berry Hill, Davidson County, Tennessee, being described in Deed Book 4065, page 206, Register's Office for Davidson County, Tennessee, ("RODC") and being more particularly described as follows:

Remote point of beginning being at the intersection of the South right of way of Bradford Avenue with the East right of way of Franklin Pike (8th Avenue South); thence North 71 degrees 0 minutes 43 seconds East 24.78 feet to a punch being the TRUE POINT OF BEGINNING; thence along said right of way of Bradford Avenue, North 71 degrees 00 minutes 43 seconds East a distance of 325.34 feet to a rebar; thence leaving said right of way and along Melpark Properties Management L.P. in Deed Book 11037, page 674, RODC,TN, South 18 degrees 32 minutes 05 seconds East a distance of 367.81 feet to a concrete monument on the North right of way of Melpark Drive; thence along said Melpark Drive the following courses and distances: South 71 degrees 04 minutes 25 seconds West a distance of 150.08 feet to a rebar; thence, South 74 degrees 00 minutes 07 seconds West a distance of 135.19 feet to a rebar; thence, South 71 degrees 07 minutes 14 seconds West a distance of 40.02 feet to a rebar, thence with a curve to the right having a radius of 25 feet; a central angle 89 degrees 58 minutes 46 seconds and an arc length of 39.26 feet to a concrete monument on the East right of way of Franklin Pike; thence along said right of way Franklin Pike, North 18 degrees 30 minutes 00 seconds West 310.77 feet to a rebar; thence with a curve to the right having a radius of 25 feet a central angle of 89 degrees 21 minutes 25 seconds and an arc length of 38.99 feet to the POINT OF BEGINNING; containing 2.93 acres, more or less, all as shown on survey by Hopkins Surveying Group Drawing Number 2010-84-3 dated April 30, 2010.

EXHIBIT "B"
Permitted Encumbrances

1. Taxes for the year 2012 and subsequent years, not yet due and payable. Map 105-14-0 Parcel 272.00

2. Subject to a 15 foot easement for sewer adjacent to Bradford Avenue at the northeast corner of the premises as stated in the Deed of record in Book 4065, page 206, Register's Office for Davidson County, Tennessee.

3. Easement granted to Southern Bell Telephone & Telegraph Company, of record in Book 4245, page 488, Register's Office for Davidson County, Tennessee.

4. No warranty is given as to the exact amount of acreage contained in the property described herein