THIS INSTRUMENT PREPARED BY:
Watkins, & McNeilly, PLLC
W. Warner McNeilly, III
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Nashville, Tennessee 37201
(615) 255-2191

BILL GARRETT, Davidson County
Trans:T20110080564 DEEDWARR
Recvd: 12/20/11 13:57 4 pgs
Fees:23.00 Taxes:4810.00
20111220-0099386

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID#:
FURNITURE WAREHOUSE & SHOWROOM, INC. 502 W Thompson Lane Nashville, TN 37211	SAME	11909009400 11909009900 11909010300

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

FURNITURE WAREHOUSE & SHOWROOM, INC.

By: _____
John M. Cottrell, President

SUBSCRIBED AND SWORN to before me, W. WARNER MCNEILLY III, by John M. Cottrell in his capacity as President of Furniture Warehouse & Showroom, Inc., this 15th day of December, 2011.

W. WARNER McNEILLY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 8, 2013

_____
Notary Public
My Commission Expires: 9/8/13

FOR AND IN CONSIDERATION of the sum of One Million Three Hundred Thousand Dollars ($1,300,000.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JOE M. COTTRELL, SR. & JEWEL R. COTTRELL, LLC, a Tennessee limited liability company, hereinafter "GRANTOR", has this day bargained and sold and does hereby transfer and convey unto FURNITURE WAREHOUSE & SHOWROOM, INC., hereinafter "GRANTEE", its successors and assigns, certain real estate in Davidson County, Tennessee, and more fully described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, its successors and assigns forever. 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 for those matters shown in Exhibit A.

GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS its hand this 19th day of December, 2011.

JOE M. COTTRELL, SR. & JEWEL R. COTTRELL, LLC

By: Joe M. Cottrell Sr.
JOE M. COTTRELL, SR., President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOE M. COTTRELL, SR., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of JOE M. COTTRELL, SR. AND JEWEL R. COTTRELL, LLC, the within named bargainor, a Tennessee limited liability company, and that he, as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as President.

WITNESS my hand and seal this 19th day of December, 2011.

Notary Public
My Commission Expires: 9/8/13

W. WARNER McNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 8, 2013

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT 1: (Parcel ID: 11909009400/518 Thompson Lane)

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee more particularly described as follows:

Beginning at an existing iron pin on the north right-of-way line of Thompson Lane, a 92-foot road, that is N 87°45'06" W, 386.49 feet from an iron pin set at the southerly end of the northwest return curve at the intersection of Thompson Lane and Grandview Avenue, a 50-foot road; said iron pin also being the southwest corner of the property of John S. Fletcher, Jr., et al., as recorded in Deed Book 6455, page 353, R.O.D.C., Tennessee and the southeast corner of the herein described tract; thence,

1. With the north right-of-way line of Thompson Lane N 87°45'06" W, 99.94 feet to an existing iron pin; thence,

2. With the east boundary line of the property of Carl P. Gardner, et ux., as recorded in Deed Book 3645, page 191, R.O.D.C., Tennessee N 04°38'00" E, 131.10 feet to an iron pin set; thence,

3. With the south right-of-way line of Alley #1854, a 15-foot alley, S 87°00'25" E, 99.90 feet to an iron pin set; thence,

4. With the west boundary line of the property of John S. Fletcher, Jr., et al., S 04°38'00" W, 129.80 feet to the point of beginning and containing 13,027 square feet or 0.299 acres, more or less.

TRACT 2: (Parcel ID: 11909009900/504 Thompson Lane)

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee more particularly described as follows:

Beginning at an iron pin sot at the northerly end of the northwest return curve at the intersection of Thompson Lane, a 92-foot road, and Grandview Avenue, a 50-foot road; thence,

1. Southwestwardly, 36.68 feet along the arc of the return curve to the right having a radius of 18.00 feet, a central angle of 116°46'02", and a chord bearing and distance of S 33°51'53" W, 30.66 feet to an iron pin set; thence,

2. With the north right-of-way line of Thompson Lane N 87°45'06" W, 186.49 feet to an iron pin set; thence,

3. With the east boundary line of the property of Gertrude Grizzard Fletcher, Trustee as recorded in Deed Book 2036, page 121, R.O.D.C., Tennessee N 04°38'00" E, 127.20 feet to an iron pin set; thence,

4. With the south right-of-way line of Alley #1854, a 15-foot alley, S 87°00'25" E, 147.31 feet to an iron pin set; thence,

5. With the westerly right-of-way line of Grandview Avenue S 24°31'08" E, 110.96 feet to the point of beginning and containing 22,671 square feet or 0.520 acres more or less.

TRACT 3: (Parcel ID: 11909010300/2807 Grandview Ave.))

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee more particularly described as follows:

Beginning at an iron pin set at the southerly end of the southwest return curve at the intersection of McClain Avenue, a 50-foot road, and Grandview Avenue, a 50-foot road; thence,

1. With the westerly right-of-way line of Grandview Avenue S 24°31'08" E, 349.64 feet to an iron pin set; thence,

2. With the north right-of-way line of Alley #1854, a 15-foot alley, N 87°00'25" W, 491.06 feet to an existing iron pin; thence,

3. With the east right-of-way line of Landers Avenue, a 50-foot road, N 04°38'00" E, 263.05 feet to an existing iron pin; thence,

4. 30.75 feet along the arc of a return curve to the right having a radius of 20.00 feet, a central angle of 88°06'05", and a chord bearing and distance of N 48°41'03" E, 27.81 feet to an existing iron pin; thence,

5. With the south right-of-way line of McClain Avenue S 87°15'55" E, 83.16 feet to an existing iron pin; thence,

6. 151.46 feet along the arc of a curve to the left having a radius of 511.47 feet, a central angle of 16°58'00", and a chord bearing and distance of N 84°15'05" E, 150.91 feet to an existing iron pin; thence,

7. N 75°41'07" E, 48.29 feet to an existing iron pin; thence,

8. 27.82 feet along the arc of a return curve to the right having a radius of 20.00 feet, a central angle of 79°41'24", and a chord bearing and distance of S 64°21'50" E, 25.63 feet to the point of beginning and containing 120,353 square feet or 2.763 acres more or less.

Being the same property conveyed to Joe M. Cottrell and Jewel R. Cottrell, LLC, a Tennessee limited liability company by quitclaim deed of record in instrument number 20061227-0159096, Register's Office Davidson County, Tennessee.

Said property is conveyed subject to:

(i) 2011 real property taxes a lien, now due and payable but not yet delinquent;
(ii) 2012 and subsequent years real property taxes a lien, but not yet due and payable;
(iii) All matters shown on Plat of McLean Subdivision of record in Book 5210, page 98, Register's Office, Davidson County, Tennessee;
(iv) Easements, if any, retained by Metro-Davidson County Government within alley closed by Council Bill #74-911; and
(v) Right of Way Easement conveyed to State of Tennessee by deed of record in Book 2096, page 207, Register's Office, Davidson County, Tennessee.