GSRM
Box 44

BILL GARRETT, Davidson County
Trans:T20120005896 DEEDWARR
Recvd: 01/25/12 11:16 3 pgs
Fees:18.00 Taxes:9065.00
20120125-0006935

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South, Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,450,000.00.

AFFIANT

Subscribed and sworn to before me, this 24th day of January, 2012.

Notary Public

My Commission Expires: 9.3.12

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
National Retail Properties, LP Suite 900 450 S Orange Avenue Orlando, FL 32801	SAME	06200012100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **L. H. M. & M., Inc.**, a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **NATIONAL RETAIL PROPERTIES, LP**, a Delaware limited partnership,

hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Tract 1 on the Plan of "Tract 1 of a Commercial PUD for Water Boggan Management, Inc.", of record in Book 5050, page 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Together with appurtenant sewer and water utility easements as set out in Deed of record at Book 5090, page 237, Register's Office for Davidson County, Tennessee, as corrected by Deed of Correction of record at Book 5327, page 328, Register's Office for Davidson County, Tennessee, and in Book 8325, page 480, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to L. H. M. & M., Inc., a Tennessee corporation by deed from William S. Monroe, unmarried, and James W. Monroe, unmarried, of record in Book 8325, page 480, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 5050, page 31, Register's Office for Davidson County, Tennessee.

3. Storm Water Detention Agreement conveyed to Metropolitan Government of Nashville and Davidson County, of record in Book 9681, page 862, Register's Office for Davidson County, Tennessee.

4. Land Use Agreement record at Book 5090, page 226, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2620 Music Valley Drive Nashville, TN 37214.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 24th day of January, 2012.

L. H. M. & M., Inc.,
a Tennessee corporation

By: _____
Name: John A. Hobbs
Title: Secretary/Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John A. Hobbs, 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 Secretary/Treasurer of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 24th day of January, 2012.

_____
Notary Public

My Commission Expires: 9.3.12

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
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