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

BILL GARRETT, Davidson County
Trans:T20120013202 DEEDWARR
Recvd: 02/23/12 08:44 4 pgs
Fees:23.00 Taxes:629.00
20120223-0015643

Box 14A
23737-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
JMM, LLC 4601 Nolensville Pike Nashville, TN 37211	New Owner	Map 161-8 Parcel 23

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, POPE FAMILY, L.P., a Tennessee limited partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto J M M, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 1 on the Map of Kingswood Park, as of record in Book 2900, Page 70, at the Register's Office for Davidson County, Tennessee, and being more particularly described as:

Beginning at an iron rod in the Southerly right of way of Brewer Drive, said point being the Northwesterly corner of the herein described tract and the Northeastern corner of the Sang Joo Lee property as described in Deed Book 11652, page 946 of the Register's Office for Davidson County;

Thence with a curve to the left, having a Delta Angle of 07 degrees 53 minutes 44 seconds, a Radius of 820.00 feet, an Arc Length of 113.00 feet, a Chord Bearing of North 81 degrees 50 minutes 09 seconds East, and a Chord Length of 112.91 feet to an iron rod, the Northwest corner of the Pope Family, LP property as described in Deed Book 10352, Page 596 of the Register's Office for Davidson County;

Thence with Pope's West line, South 09 degrees 19 minutes 42 seconds East, a distance of 323.93 feet to an iron rod;

Thence north 83 degrees 55 minutes 43 seconds West, a distance of 156.01 feet to an iron road at Lee's Southeast corner;

Thence with Lee's East line, North 01 degrees 48 minutes 18 seconds West, a distance of 287.27 feet to the POINT OF BEGINNING and containing 40,335 square feet or 0.9263 acre, more or less.

Being the same property conveyed to James D. Pope and wife, Dorothy M. Pope by

Deed from Emil L. Rychen and wife, Mary Katheryn Rychen of record in Book 4767, page 214, said Register's Office, dated November 16, 1973. The said James D. Pope having since died on August 10, 1990. The said property was further conveyed to Pope Family, L.P., a Tennessee limited partnership by Quitclaim Deed from Dorothy M. Pope of record in book 10352, page 604, dated December 31, 1996, said Register's Office of Davidson County, Tennessee.

This improved commercial property is also known as 407 Brewer Drive, Nashville, Tennessee, 37211.

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 it 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 "A"; and Grantor does further covenant and bind itself, its successors 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 22nd day of February, 2012.

POPE FAMILY, L.P.,
A Tennessee Limited Partnership

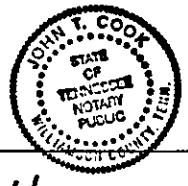
By: _____
James D. Pope, Jr., General Partner

By: _____
Marcia P. Foster, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James D. Pope, Jr. and Marcia P. Foster, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the General Partners of Pope Family, L.P., a Tennessee limited partnership, the within named bargainor, and that they as such General Partners being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the General Partnership by themselves as General Partners.

WITNESS my hand, at office this 22nd day of February, 2012.



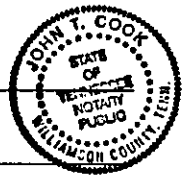
Notary Public
My Commission Expires: 2/24/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

Subscribed and sworn to before me this
22nd day of February, 2012.



Notary Public
My Commission Expires: 2/24/13

EXHIBIT "A"
Permitted Encumbrances

1. Taxes for the year 2012 and subsequent years, not yet due and payable. Map 161-8, Parcel 23

2. Matters shown on The Plan of record In Book 2900, Page 70, said Register's Office.

3. Matters shown on survey prepared by Delle Land Surveying, signed by Steven D. Delle, R.L.S. No. 1710, dated January 23, 2012, bearing Job No. 12512.