BILL GARRETT, Davidson County
Trans:T20120014719 DEEDWARR
Recvd: 02/29/12 11:26 6 pgs
Fees:33.00 Taxes:4440.00
20120229-0017537

This Instrument Was Prepared By:
C. Palmer Pillans, Esq.
Miller & Martin PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

Address New Owner(s):	Send Tax Bills to	Tax Information:
Towns Jr. Associates, G.P. 6124 Cockrill Bend Circle Nashville, TN 37209-1050	Same	Map and Parcel No.: 079-00-0-079.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Kathy P. Burkhalter, a 25% Tenant-in-Common Interest; Margaret P. Daniel, a 25% Tenant-in-Common Interest; Mary Ruth Geny, a 25% Tenant-in-Common Interest; and Harry W. Peffen, III, a 25% Tenant-in-Common Interest (collectively "Grantor"), have this day bargained and sold, and do hereby transfer and convey to Towns Jr. Associates, G.P., a Tennessee general partnership, its successors and assigns, ("Grantee"), all of that certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set forth on Exhibit "B" hereto. Grantors further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument as of the 28th day of February, 2012.

Kathy P. Burkhalter

Margaret P. Daniel

Mary Ruth Geny

Harry W. Peffen, III

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Kathy P. Burkhalter, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2012.

JENNIFER S. GHANEM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

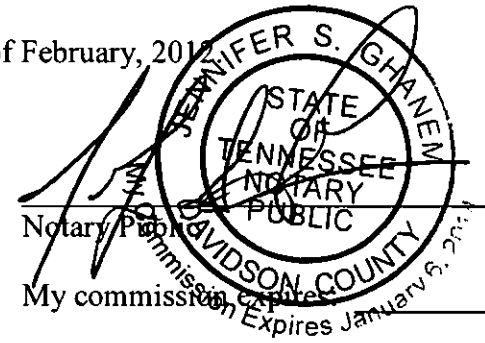
Notary Public

My commission expires: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Margaret P. Daniel, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2012.



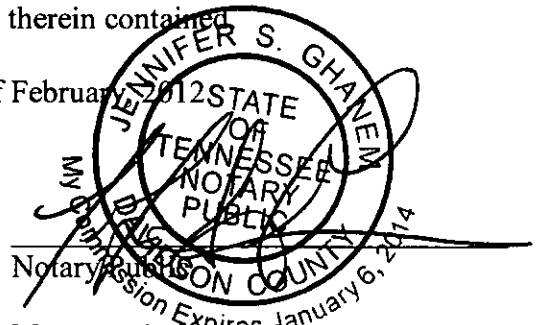
Notary Public

My commission expires: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Mary Ruth Geny, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2012.



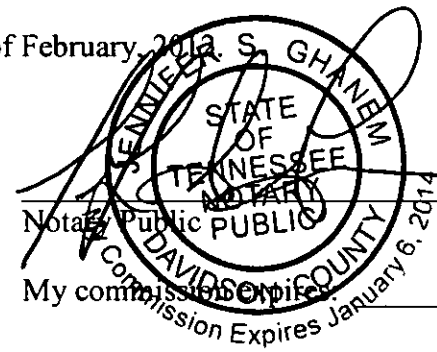
Notary Public

My commission expires: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Harry W. Peffen, III, the within named bargainor(s), 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 28th day of February, 2012.



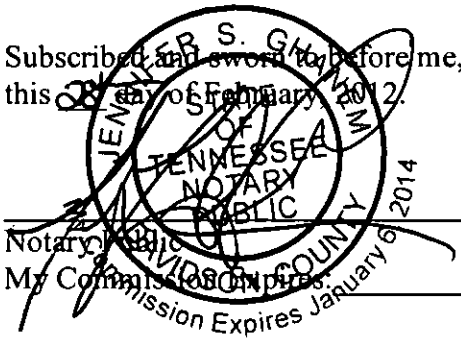
Notary Public
My commission expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Affiant

Subscribed and sworn to before me,
this 28 day of February, 2012.



Notary Public
My Commission Expires:

EXHIBIT A
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 10, as shown on the map entitled Plan of Section Eight, Cockrill Bend Industrial Complex, of record in Book 8250, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Harry W. Peffen, III, by deed from Metropolitan Port Authority, an Agency of the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 9233, page 51, dated January 28, 1994, said Register's Office. Being furthered conveyed to Ann W. Peffen, by Quitclaim Deed from Harry W. Peffen, III, of record in Book 9233, page 54 dated January 28, 1994, said Register's Office. Being furthered conveyed to The Peffen Family Limited Partnership, by Quitclaim Deed from Ann W. Peffen, of record in Book 10742, page 797, dated December 30, 1997, said Register's Office. Being furthered conveyed to Kathy P. Burkhalter, a 25% Tenant-in-Common Interest; Margaret P. Daniel, a 25% Tenant-in-Common Interest; Mary Ruth Geny, a 25% Tenant-in-Common Interest; and Harry W. Peffen, III, a 25% Tenant-in-Common Interest, by Quitclaim Deed from Peffen Family Limited Partnership, of record as Instrument No. 20111227-0101068, dated December 16, 2011, said Register's Office.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2012 and subsequent years, not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 8250, page 93, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements, Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the instrument of record in Book 8969, page 111, said Register's Office.

4. Restrictive Covenants contained in instrument of record in Book 6266, page 279 and Book 6798, page 309, said Register's Office.

5. Easement granted to BellSouth Telecommunications, Inc. of record in Book 11210, page 837, said Register's Office.