BILL GARRETT, Davidson County
Trans:T20120015254 DEEDWARRSP
Recvd: 03/01/12 14:11 3 pgs
Fees:18.00 Taxes:1850.00
20120301-0018155

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (CBM)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Jim Reed Automotive, Inc. 1512 Broadway Nashville, TN 37203	Same	Map 93-9, Parcel 101

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100ths DOLLARS ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, HILLSBORO REALTY COMPANY, a Tennessee corporation (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to JIM REED AUTOMOTIVE INC., a Tennessee corporation (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, subject to the matters set forth below (the "Permitted Exceptions"):

1) Taxes for the year 2012 and all subsequent years; and
2) Easement retained by the Metropolitan Government of Nashville and Davidson County, in ordinance no. BL2002 – 1289, recorded in minute book M62, page 290, Davidson County Clerk's Office.

TO HAVE AND TO HOLD said real property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 1406 Broadway, Nashville, Tennessee 37203.

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend to Grantee forever the title to said real property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the Permitted Exceptions), but not further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 1st day of March, 2012.

HILLSBORO REALTY COMPANY

By: Gayle E. Smith
Name: Gayle E Smith
Title: President

STATE OF Tennessee)

COUNTY OF Davidson)

On this, the 1st day of March, 2012, before me, a Notary Public, the undersigned officer, personally appeared Gary E. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged her/himself to be President of HILLSBORO REALTY COMPANY, a Tennessee corporation, and that s/he as such President, being authorized to do so executed the foregoing instrument for the purposes therein contained, by signing the name of the company by her/himself as President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Traci Bruce
Notary Public

My Commission Expires:

TRACI BRUCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Bruce
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

The actual consideration for this transfer or value of property transferred (whichever is greater) is $500,000.00.

Affiant

STATE OF Tennessee)

COUNTY OF Davidson)

Sworn to and subscribed before me this 1 day of March ____, 2012.

Katherine E Bentley
Notary Public

My Commission Expires: March 4, 2013

KATHERINE E. BENTLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Exhibit A

[Property Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 2 FEET OF LOT NO. 47 AND THE EASTERLY 50 FEET OF LOT NO. 49 IN McNAIRY'S PLAN OF WEST NASHVILLE LOTS, AS OF RECORD IN BOOK NO. 9, PAGES 322 AND 323 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND IN MINUTE BOOK "C", PAGES 136 AND 137 OF THE CHANCERY COURT OF NASHVILLE.

SAID WESTERLY PART OF LOT NO. 47 AND THE EASTERLY PART OF LOT NO. 49 FRONT TOGETHER 52 FEET ON THE NORTHERLY SIDE OF BROAD STREET AND RUN BACK BETWEEN PARALLEL LINES 175 FEET TO AN ALLEY. ALSO BEING ONE-HALF OF ALLEY NO. 237 AS CLOSED BY ORDINANCE NO. BL2002-1289 (EASEMENTS RETAINED) AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY JAMES TERRY & ASSOCIATES, JOB NUMBER 2012-013, DATED FEBRUARY 27, 2012 AND PROCEEDING AS FOLLOWS:

BEGINNING AT A P.K. NAIL (SET) ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF BROADWAY (ALSO KNOWN AS BROAD STREET), A 93.6-FOOT PUBLIC RIGHT-OF-WAY, AT THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO GILBERT STROUD MERRITT, III EL AL. AS OF RECORD IN DEED BOOK 11628, PAGE 762, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

1. WITH THE NORTHERLY RIGHT-OF-WAY MARGIN OF SAID BROADWAY, SOUTH 62 DEGREES 43 MINUTES 14 SECONDS WEST, 52.00 FEET TO A P.K. NAIL (SET) AT THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO JIM REED CHEVROLET COMPANY AS OF RECORD IN INSTRUMENT NUMBER 20020130-0013437, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
2. LEAVING THE NORTHERLY RIGHT-OF-WAY MARGIN OF BROADWAY AND WITH THE EASTERLY PROPERTY LINE OF SAID JIM REED CHEVROLET COMPANY, NORTH 26 DEGREES 56 MINUTES 09 SECONDS WEST, 182.19 FEET TO A P.K. NAIL (SET) IN THE CENTER OF ALLEY NO. 237, A 12-FOOT WIDE ALLEY, AS CLOSED BY ORDINANCE NO. BL2002-1289 (EASEMENTS RETAINED); THENCE,
3. WITH THE CENTER OF SAID ALLEY, NORTH 62 DEGREES 43 MINUTES 14 SECONDS EAST, 52.00 FEET TO A P.K. NAIL (SET) IN THE WESTERLY PROPERTY LINE OF THE AFOREMENTIONED GILBERT STROUD MERRITT, III ET AL. PROPERTY; THENCE,
4. WITH SAID WESTERLY PROPERTY LINE, SOUTH 26 DEGREES 56 MINUTES 09 SECONDS EAST, 182.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 9,474 SQUARE FEET OR 0.217 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/ACSM LAND TITLE SURVEY.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO HILLSBORO REALTY COMPANY, A TENNESSEE CORPORATION, BY DEED FROM W.H. ELAM AND WIFE, EDNA H. ELAM, OF RECORD IN BOOK 1283, PAGE 246, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.