THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30441-02-2012** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Elizabeth Seguin Taylor Courtney Affiant Subscribed and sworn to before me this 20th day of March, 2012. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Multi-National Business Development, LLC, a Tennessee limited liability company 115 29th Avenue South Nashville, TN 37212	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No. 104 020 38200

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, **William W. McInnes**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Multi-National Business Development, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 116 30th Avenue South, Nashville, TN 37212

This is not now, nor has it ever been the principal residence of the Grantor herein.

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

And 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantor has executed this instrument on the 20th day of March, 2012.

William W. McInnes by Beverly Waller, attorney-in-fact
William W. McInnes

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ~~William~~ Beverly Waller GP ~~W.~~ McInnes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~he~~ she executed the within instrument for the purposes therein contained, and who further acknowledged*

Witness my hand, at office, this 20th day of March, 2012.

Notary Public

My Commission Expires:

*that she is the attorney in fact for William W. McInnes and that she is authorized by William W. McInnes to execute this instrument on his behalf.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20120020672 DEEDWARR
Recvd: 03/22/12 09:25 2 pgs
Fees:13.00 Taxes:2405.00
20120322-0024230

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Henry George's Subdivision of Part of Lot No. 56 of the Boyd Cockrill Spring Tract, of record in Plat Book 161, page 171, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to M & R Properties, a partnership composed of William W. McInnes and Anthony A. Rose, by deed dated February 25, 1993, from J. Terry Hunter and wife, Mary S. Hunter, of record in Book 8873, page 725, Register's Office for Davidson County, Tennessee. Anthony A. Rose having conveyed his interest in subject property to William W. McInnes to reflect the dissolution of the partnership known as M & R Properties, by quitclaim deed of record in Instrument No. 20020911-0110443, Register's Office for Davidson County, Tennessee. Being further conveyed to William W. McInnes by quitclaim deed from William W. McInnes, as sole remaining partner of M & R Properties, a partnership, of record in Instrument No. 20021011-0124977, Register's Office for Davidson County, Tennessee.

And being further conveyed to William W. McInnes by quitclaim deed from M & R Properties, a partnership composed of William W. McInnes and Anthony A. Rose, appearing as Instrument No. 20120322-0024228 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated and assumed by the Grantee.
2. All matters appearing on the Plan of record in Book 161, page 171, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water mains and appurtenances, of record in Instrument No. 20040414-0041959, Register's Office for Davidson County, Tennessee.