THIS INSTRUMENT PREPARED BY: VICKY V. KLEIN, ATTORNEY AT LAW
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BILL GARRETT, Davidson County
Trans:T20120023609 DEEDWARRSP
Recvd: 04/02/12 11:52 7 pgs
Fees:38.00 Taxes:1091.50
20120402-0027583

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of property transferred, whichever is greater, is $295,000.00, which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Neil B. Klein, Attorney for Grantee
AFFIANT

Subscribed and sworn to before me this 30th day of March, 2012.

Julie A. Whittle
NOTARY PUBLIC

JULIE A. WHITTLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. OCT. 18, 2014

My Commission Expires: 10/18/14 .

ADDRESS OF NEW OWNER(S)	SEND TAX BILL	MAP & PARCEL
Marketplace Development, LLC	Same	Map 41-12
771 Brookhaven Circle		P/O Parcel 84
Memphis, Tn. 38117		

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ESTELL HAYS, DORIS SUE SULLIVAN, BAXTER COX, DOROTHY S. BRANNOM, MARGARET EMOGENE MCCOY, CLARENCE EDWIN STINSON, BOBBY GREEN and NADEEN BURKEEN**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MARKETPLACE DEVELOPMENT, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, all of our interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, as follows, to wit:

Land in Davidson County, Tennessee, being part of Lots 6 and 7 in the J.C. Gleaves Subdivision as shown by Plat recorded in Plat Book 974, Page 63 in the Davidson County Register of Deeds Office and is further bounded and described according to a survey by Carlson Consulting Engineers, Inc. Dated March 1, 2012, as follows:

Beginning at an iron rebar found at the southwesterly corner of land conveyed to Car Wash King by deed recorded in instrument 20080514-0049612 in the Davidson County Register of Deeds Office said corner lying in the curved easterly right of way of Dickerson Pike (80 feet wide); thence along the southerly line of land so conveyed to Car Wash King south 75 deg. 50 min. 26 sec. east a distance of 301.07 feet to an iron rebar found (I.D. Volunteer Control) at the northwesterly corner of Lot 1 in The Kemper Heights Subdivision, Section 5 as shown by Plat recorded in Plat Book 3106, page 52 in the Davidson County Register of Deeds Office; thence along the westerly line of said lot south 13 deg. 25 min. 49 sec. west a distance of 207.02 feet to a 5/8" capped iron rebar set; thence north 75 deg. 50 min. 26 sec. west a distance of 315.55 feet to a 5/8" capped iron rebar set in said easterly right of way; thence along said easterly right of way with the arc of a curve deflecting to the right a distance of 207.35 feet, said curve having a radius of 5689.58 feet and a chord which bears north 17 deg. 26 min. 03 sec. east, 207.34 feet to the place of beginning containing 1.47 acres of land.

Being a portion of the property conveyed to Vernon Ewing Johnson and wife, Annie Trula Johnson, by deed of record in Book 2856, page 372, Register's Office for Davidson County, Tennessee. Vernon Ewing Johnson and Annie Trula Johnson were married at the time of his death on August 25, 1990, and the property then vested in Annie Trula Johnson as surviving tenant by the entirety. Annie Trula Johnson died testate on July 29, 2006, her last Will being of record in the Probate Court for Davidson County, Tennessee, Docket number 06P-1263, and in accordance with said Will, the property is now vested in fee in Estelle Hays, Doris Sue Sullivan, Baxter Cox, Dorothy S. Brannom, Margaret Emogene McCoy, Clarence Edwin Stinson, Bobby Green, and Nadeen Burkeen.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved commercial property known as 3847 Dickerson Pike, Nashville, Tennessee.

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, in fee simple forever; and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant that they have not made, done, executed or suffered any act or thing whereby the above described

premises or any part thereof now are or at any time hereafter shall or may be imperiled, charged or encumbered in any manner whatsoever; and GRANTORS covenant that they will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under GRANTORS but not further or otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires and, further, wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29th day of March, 2012.

Estelle Hays by Michael Brannom POA
ESTELLE HAYS

Doris Sue Sullivan by Michael E Brannom POA
DORIS SUE SULLIVAN

Baxter Cox by Michael Brannom POA
BAXTER COX

Dorothy S Brannom by Michael E Brannom POA
DOROTHY S. BRANNOM

Margaret Eugene McCoy by Michael E Brannom POA
MARGARET EMOGENE MCCOY

Clarence Edwin Stinson by Michael Brannom POA
CLARENCE EDWIN STINSON

Bobby Green by Michael Brannom POA
BOBBY GREEN

Nadeen Burkeen by Michael Brannom POA
NADEEN BURKEEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Vicky V. Klein, a Notary Public in and for said County and State, the within named Michael E. Brannom, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in behalf of Estelle Hays for the purposes therein contained, and who further acknowledged that he is the duly appointed Attorney in Fact of Estelle Hays, the bargainor, as evidenced by a Special Limited Power of Attorney recorded in the Register of Deeds Office for Davidson County, Tennessee, bearing instrument number 20061005-0123962, and as such Attorney in Fact is authorized by Estelle Hays to execute this instrument in her behalf.

WITNESS my hand, at office, this 29th day of March, 2012.

VICKY V. KLEIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 3, 2014

NOTARY PUBLIC

My Commission Expires: / /

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, VICKY V. KLEIN, a Notary Public in and for said County and State, the within named Michael E. Brannom, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in behalf of Baxter Cox for the purposes therein contained, and who further acknowledged that he is the duly appointed Attorney in Fact of Baxter Cox, the bargainor, as evidenced by a Special Limited Power of Attorney recorded in the Register of Deeds Office for Davidson County, Tennessee, bearing instrument number 20061005-0123958, and as such Attorney in Fact is authorized by Baxter Cox to execute this instrument in his behalf.

WITNESS my hand, at office, this 29th day of March, 2012.

VICKY V. KLEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2014

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, VICKY V. KLEIN, a Notary Public in and for said County and State, the within named Michael E. Brannom, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in behalf of Dorothy S. Brannom for the purposes therein contained, and who further acknowledged that he is the duly appointed Attorney in Fact of Dorothy S. Brannom, the bargainor, as evidenced by a Special Limited Power of Attorney recorded in the Register of Deeds Office for Davidson County, Tennessee, bearing instrument number 20061005-0123956, and as such Attorney in Fact is authorized by Dorothy S. Brannom to execute this instrument in her behalf.

WITNESS my hand, at office, this 29th day of March, 2012.

VICKY V. KLEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2014

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Vicky V. Klein, a Notary Public in and for said County and State, the within named Michael E. Brannom, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in behalf of Margaret Emogene McCoy for the purposes therein contained, and who further acknowledged that he is the duly appointed Attorney in Fact of Margaret Emogene McCoy, the bargainor, as evidenced by a Special Limited Power of Attorney recorded in the Register of Deeds Office for Davidson County, Tennessee, bearing instrument number 20061005-0123963, and as such Attorney in Fact is authorized by Margaret Emogene McCoy to execute this instrument in her behalf.

WITNESS my hand, at office, this 29th day of March, 2012.

VICKY V. KLEIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 3, 2014

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Vicky V. Klein, a Notary Public in and for said County and State, the within named Michael E. Brannom, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in behalf of Clarence Edwin Stinson for the purposes therein contained, and who further acknowledged that he is the duly appointed Attorney in Fact of Clarence Edwin Stinson, the bargainor, as evidenced by a Special Limited Power of Attorney recorded in the Register of Deeds Office for Davidson County, Tennessee, bearing instrument number 20061005-0123956, and as such Attorney in Fact is authorized by Clarence Edwin Stinson to execute this instrument in his behalf.

WITNESS my hand, at office, this 29th day of March, 2012.

VICKY V. KLEIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 3, 2014

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Vicky V. Klein, a Notary Public in and for said County and State, the within named Michael E. Brannom, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in behalf of Bobby Green for the purposes therein contained, and who further acknowledged that he is the duly appointed Attorney in Fact of Bobby Green, the bargainor, as evidenced by a Special Limited Power of Attorney recorded in the Register of Deeds Office for Davidson County, Tennessee, bearing instrument number 20061005-0123961, and as such Attorney in Fact is authorized by Bobby Green to execute this instrument in her behalf.

WITNESS my hand, at office, this 29th day of March, 2012.

VICKY V. KLEIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 3, 2014

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Vicky V. Klein, a Notary Public in and for said County and State, the within named Michael E. Brannom, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in behalf of Nadeen Burkeen for the purposes therein contained, and who further acknowledged that he is the duly appointed Attorney in Fact of Nadeen Burkeen, the bargainor, as evidenced by a Special Limited Power of Attorney recorded in the Register of Deeds Office for Davidson County, Tennessee, bearing instrument number 20061005-0123960, and as such Attorney in Fact is authorized by Nadeen Burkeen to execute this instrument in her behalf.

WITNESS my hand, at office, this 29th day of March, 2012.

VICKY V. KLEIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 3, 2014

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Vicky V. Klein, a Notary Public in and for said County and State, the within named Michael E. Brannom, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in behalf of Doris Sue Sullivan for the purposes therein contained, and who further acknowledged that he is the duly appointed Attorney in Fact of Doris Sue Sullivan, the bargainor, as evidenced by a Special Limited Power of Attorney recorded in the Register of Deeds Office for Davidson County, Tennessee, bearing instrument number 20061005-0123959, and as such Attorney in Fact is authorized by Doris Sue Sullivan to execute this instrument in her behalf.

WITNESS my hand, at office, this 29th day of March, 2012.



NOTARY PUBLIC

My Commission Expires: