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

BILL GARRETT, Davidson County
Trans:T20120025408 DEEDWARR
Recvd: 04/09/12 09:56 4 pgs
Fees:23.00 Taxes:5402.00
20120409-0029718

Box 14A
23825-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
LPS Realty, a Tennessee General Partnership 230 Great Circle Rd #218 Nashville, TN 37228	New Owner	Map 093-14 Parcels 482, 487, 488, 489, 490, 491 & 492

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, LANKFORD INDUSTRIES, INC., a Tennessee corporation a/k/a Lankford Industries, Incorporated, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LPS REALTY, a Tennessee General Partnership, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to Lankford Industries, Inc., a Tennessee Corporation, by Deed from Samuel L. Lankford and wife, Thelma Lankford of record in Book 4509, Page 360, dated June 9, 1971, Register's Office for Davidson County, Tennessee; also being the same property conveyed to Lankford Industries, Inc. from Joe McClure, Dr. A.P. Johnson, and Joseph G. Williams, the Trustees of the Phyllis Wheatley Club, a TN Corp., of record in Book 3908, Page 219, dated September 10, 1963, said Register's Office; also being the same property conveyed to Lankford Industries Incorporated, a Tennessee Corporation from William J. Gerst and wife, Ruth Ehrhard Gerst, of record in Book 3462, Page 15, dated November 12, 1962, said Register's Office; and being the same property conveyed to Lankford Industries Incorporated, a Tennessee Corporation from Thomas Monroe Murray and wife, Virginia N. Murray of record in Book 3642, Page 365, dated October 10, 1963, Register's Office for Davidson County, Tennessee

This improved commercial property is also known as 800 6th Avenue South, Nashville, Tennessee, 37203.

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 "B"; 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 30th day of March, 2012.

LANKFORD INDUSTRIES, INC.,
A Tennessee corporation

By: Betty D. Lankford, Pres
Betty D. Lankford, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Betty D. Lankford, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the President of Lankford Industries, Inc., a Tennessee corporation, the within named bargainor, and that she as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as President.

WITNESS my hand, at office this 30th day of March, 2012.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

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 $1,460,000.00.

Affiant

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

TRUDY MILLIKEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public
My Commission Expires: 9/11/2014

EXHIBIT "A"
Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a chiseled "X" in concrete, at the intersection of the southerly right-of-way line of Ash Street, 40 feet in width, and the easterly right-of-way line of 6th Avenue South, 49.5 feet in width, said chiseled "X" being located at Northing: 662,613.03; Easting: 1,739,948.72; on the State Plane Coordinate System;

Thence leaving the easterly right-of-way line of 6th Avenue South, with the southerly right-of-way line of Ash Street, North 62 degrees 22 minutes 14 seconds East, a distance of 212.25 feet to a pk nail set, at the intersection with the westerly right-of-way line of Alley Number 71, 16 feet in width;

Thence leaving the southerly right-of-way line of Ash Street, with the westerly right-of-way line Alley Number 71, South 27 degrees 26 minutes 52 seconds East, a distance of 406.77 feet to a pk nail set, at a corner common with the property of Brandon Wade Wheeler, as of record in Deed Book 10272, Page 628, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Alley Number 71, with the northerly property line of Brandon Wade Wheeler, South 62 degrees 37 minutes 29 seconds West, a distance of 75.00 feet to an iron rod set;

Thence with the westerly property line of Brandon Wade Wheeler, South 27 degrees 26 minutes 52 seconds East, 80.00 feet to an iron rod set in the northerly right-of-way line of Mulberry Street, 40 feet in width;

Thence with the northerly right-of-way line of Mulberry Street, South 62 degrees 37 minutes 29 seconds West, a distance of 137.25 feet to a chiseled "X", at the intersection with the easterly right-of-way line of 6th Avenue South;

Thence leaving the northerly right-of-way line of Mulberry Street, with the easterly right-of-way line of 6th Avenue South, North 27 degrees 26 minutes 52 seconds West, a distance of 485.83 feet to the POINT OF BEGINNING. Said property containing 97,219 square feet or 2.232 acres, more or less.

The above description describes the subject property as one unified tract. Nothing herein shall be construed to merge or eliminate the separate tax parcels, which together, comprise the subject property.

EXHIBIT "B"
Permitted Encumbrances

1. Taxes for the year 2012 and subsequent years, not yet due and payable. Map 093-14, Parcels 482, 487, 488, 489, 490, 491, and 492.

2. Matters disclosed by the survey dated February 21, 2012, last revised March 15, 2012 by Cherry Land Surveying, Inc., by R. Scot Cherry, R.L.S. No. 1512, bearing Job. No. 12037 CW.

3. Subject to all matters on the alley that was closed by Metro Council Bill No. 094-1024.

4. Subject to all matters shown on the Plan of record in Chancery Court Plan Book 1, Page 98.

5. Subject to all matters shown on the Plan of record in Minute Book "K", Page 396, Chancery Court.