File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20120026209 DEEDWARR
Recvd: 04/10/12 15:36 2 pgs
Fees:13.00 Taxes:4995.00
20120410-0030771

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51064
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
RJ Ventures, LLC 2002 Richard Jones Road Suite C-200 Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBER: 11714016100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,350,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Grei S. Hinsen**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **RJ Ventures, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Becker Commercial Subdivision, Section I, of record in Book 4350, page 77, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Grei S. Hinsen by Warranty Deed from Britain's Inc., a Tennessee corporation, dated June 1, 2001 and recorded on June 4, 2001, of record in Doc. No. 20010604-0057863, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4350 Page 77, said Register's Office, which Plan shows a 30 foot minimum building setback line from Richard Jones Road and a 40 foot easement for ingress and egress purposes located adjacent to said Lot.

This is improved property, known as: 2034 Richard Jones Road, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of April, 2012.

Grei S. Hinsen

State of TENNESSEE
County of DAVIDSON

On this 10th day of April, 2012 , before me the undersigned authority, personally appeared Grei S. Hinsen, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1,350,000.00.

Affiant

Sworn and subscribed before me this the 10th day of April, 2012.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public