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

Box 14A
23816-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Todd M. Scott and Timothy C. Scott 7216 Ball Camp Pike Knoxville, TN 37931	New Owner	13300000301

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, FROZEN FOODS, INC., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto TODD M. SCOTT and TIMOTHY C. SCOTT, collectively hereinafter called the Grantees, their heirs and/or assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

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

Together with and subject to the joint permanent easement established by the Joint Easement for Ingress and Egress and Joint Maintenance Agreement recorded as Instrument No. 20010227-0018202, in the Register's Office for Davidson County, Tennessee.

This improved commercial property known as 3652 Trousdale Drive, Nashville, Tennessee 37204.

Being the same property conveyed to Frozen Foods, Inc., a Tennessee corporation by Warranty Deed from Marsh-Waller Limited Partnership, a Tennessee limited partnership, of record as Deed Book 10577, Page 954, Register's Office for Davidson County, Tennessee, dated August 19, 1997.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and/or assigns, forever; and Grantor covenants with the said Grantees 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 themselves, its successors, heirs and/or assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20120026324 DEEDWARR
Recvd: 04/11/12 09:50 4 pgs
Fees:23.00 Taxes:4070.00
20120411-0030913

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Affiant

Subscribed and sworn to before me this 9th day of April, 2012.

Notary Public
My Commission Expires: 9/1/2015

KIMBERLY S. MILLSAPS
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being the 16th Councilmanic District of Davidson County, Tennessee, being located northeasterly of the Trousdale Drive and Grassmere Park Drive intersection and all of the Frozen Foods, Inc. Property, as recorded in Deed Book 10577, Page 954, in the Register's Office of Davidson County, Tennessee, said property also being all of Lot 1 of the G.P. Rose Subdivision, as recorded in Plat Book 8250, Page 783, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a new iron pin monument in the easterly right-of-way of Trousdale Drive, said monument being a northwesterly corner common to Lot 1 of the G.P. Rose Subdivision, as recorded in Plat Book 8250, Page 783, in the Register's Office of Davidson County, Tennessee and southwesterly corner common to the Anna Waller Family; L.P. as recorded as Instrument No. 20010611-0061077, in the Register's Office of Davidson County, Tennessee;

Thence leaving said easterly right-of-way of Trousdale Drive and continuing along with the southerly property line of the Anna Waller Family, L.P. Property, South 83° 42' 47" East, a distance of 440.63 feet to a new iron pin monument, said monument being a point in the westerly right-of-way of CSXT Railroad;

Thence leaving said Anna Waller Family, L.P. Property and continuing along with the westerly right-of-way of CSXT Railroad the following four calls: South 06° 17' 13" West, a distance of 139.36 feet to an existing 5/8" iron pin monument capped "Ragan Smith Associates"; thence with a curve turning to the right with an arc length of 140.82 feet, with a radius of 374.18 feet, with a chord bearing of South 17° 04' 07" West, with a chord length of 139.99 feet to a new iron pin monument; thence with a compound curve turning to the right with an arc length of 254.51 feet, with a radius of 291.65 feet, with a chord bearing of South 52° 51' 01" West, with a chord length of 246.51 feet, to a new iron pin monument; thence South 77° 51' 01' West, a distance of 231.12 feet

to a new iron pin monument, said monument being the easterly right-of-way of Trousdale Drive;

Thence leaving said westerly right-of-way of CSXT Railroad and continuing along with the easterly right-of-way of Trousdale Drive, North 03° 01' 13" East, a distance of 50.00 feet to a new iron pin monument, said monument being a southwesterly corner common with Lot 2 of the G.P. Rose Subdivision, as recorded in Plat Book 8250, Page 783, in the Register's Office of Davidson County, Tennessee;

Thence leaving said easterly right-of-way of Trousdale Drive and continuing along with the southerly, westerly, and northerly lines of Lot 2 of the G.P. Rose Subdivision, the following five calls: North 77° 51' 01" East, a distance of 244.04 feet to an existing 5/8" iron pin monument capped "Ragan Smith Associates"; thence North 06° 57' 13" East, a distance of 202.39 feet to a new iron pin monument; thence North 83° 42' 47" West a distance of 65.00 feet to a new iron pin monument; thence North 05° 37' 13" East, a distance of 140.00 feet to an existing railroad spike; thence North 83° 42' 47" West, a distance of 180.00 feet to an existing masonry nail and washer capped "1649", said monument being the easterly right-of-way of Trousdale Drive;

Thence leaving said northerly line of Lot 2 of the G.P. Rose Subdivision and continuing along with the easterly right-of-way of Trousdale Drive North 05° 38' 13" East, a distance of 50.00 feet to a new iron pin monument; which is the POINT OF BEGINNING, having an area of 103,729 square feet, or 2.38 acres, more or less. Intended to be the same property as Lot 1 of the G.P. Rose Subdivision, as recorded in Plat Book 8250, Page 783, in the Register's Office of Davidson County, Tennessee.

Said legal description is as depicted on the survey prepared by Blue Ridge Surveying, Inc., executed by Brian M. Reifschneider, Tennessee R.L.S. No. 2487, dated March 23, 2012.

EXHIBIT "B"

Permitted Encumbrances

1. Taxes for the year 2012 and subsequent years, not yet due and payable.

2. Matters disclosed by map of record in Plat Book 8250, Page 783, in the Register's Office for Davidson County, Tennessee.

3. Terms and provisions of Joint Easement for Ingress and Egress and Joint Maintenance Agreement of record as Instrument No. 20010227-0018202, said Register's Office.

4. Storm Water Detention Agreement of record in Book 9457, Page 521, said Register's Office.

5. Matters depicted on the survey prepared by Blue Ridge Surveying, Inc., dated March 23, 2012, endorsed by Brian M. Reifschneider, Tennessee R.L.S. No. 2487.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 9th day of April, 2012.

FROZEN FOODS, INC.
a Tennessee corporation

By: _____
Curtis P. Ingram, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Curtis P. Ingram, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Frozen Foods, Inc., a Tennessee corporation, the within named bargainor, and that he 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 himself as President.

WITNESS my hand, at office this 5th day of April, 2012.

_____
Notary Public
My Commission Expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON