BILL GARRETT, Davidson County
Trans:T20120030700 DEEDWARR
Recvd: 04/26/12 15:13 7 pgs
Fees:38.00 Taxes:4260.92
20120426-0035898

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
PAULA L. BEASLEY, ESQ.
Scheef & Stone, L.L.P.
500 N. Akard, Suite 2700
Dallas, Texas 75201

WARRANTY DEED

THIS INDENTURE made and entered into as of the 25 day of April, 2012, by and between HAROLD HOLIGAN and wife, HERMENA HOLIGAN, Grantors, and MRBS PARTNERS, LP, a Texas limited partnership, Grantee,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said Grantors have bargained and sold and do hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in Davidson County, Tennessee:

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

Being the same property as that conveyed to Grantors by Special Warranty Deed of record at Book 11376, Page 871 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, its heirs, successors and assigns, in fee simple, forever.

And the said Grantors do hereby covenant with the said Grantee that they are lawfully seized in fee of the aforedescribed real estate, that they have a good right to sell and convey the same; that the same is unencumbered except for subdivision restrictions, building lines and easements of record as set forth in Exhibit "B" attached hereto and made a part hereof for all purposes, but only to the extent that such exceptions are valid, existing, and in fact, affecting the Property, and Davidson County real property taxes for 2012 and subsequent years which are not yet due or payable and which Grantee assumes and agrees to pay, and any and all other building lines, restrictions and easements of record in the aforesaid Register's Office, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The words "Grantor" and "Grantee" as used herein shall mean "Grantors" and "Grantees" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said Grantor the day and year first above written.

Harold Holigan

Hermena Holigan

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF ~~DALLAS~~ Denton

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Harold Holigan and Hermena Holigan, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged that they executed the same as their free act and deed.

WITNESS my hand and seal, at office, this 25 day of April, 2012.

Doris C. Cline
Notary Public

My Commission expires:
3.25.2014

DORIS CLINE
MY COMMISSION EXPIRES
March 25, 2014

State Tax	$4,260.92
Register's Fee	3.00
Recording Fee	40.00
Total	$4,202.92

NEW PROPERTY OWNER AND SEND TAX BILLS TO:
MRBS PARTNERS, LP
14040 Welch Rd.
Farmers Branch, TX 75244

TAX ID # 27-1743877

PROPERTY ADDRESS:
4234 Murfreesboro Pike
Nashville TN 37013

Lot 2 Hickory Woods West
Murfreesboro Pike
Nashville TN 37013

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,151,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 15 day of April, 2012.

Notary Public

My Commission expires: 3.25.2014

DORIS CLINE
MY COMMISSION EXPIRES
March 25, 2014

EXHIBIT "A"
LEGAL DESCRIPTION

LOCATED IN THE SECOND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, TO-WIT:

TRACT ONE:

Lot 2, Hickory Woods West

Being a parcel of property located in the 32nd Councilmanic District of Davidson County, Tennessee, being Parcel (167.00) on the Davidson County Property Map 175, being Lot 2 as shown on the Final Plat of Hickory Woods West, as of record in Instrument No. 20070130-0012384, Register's Office of Davidson County, Tennessee, and being more particularly described according to a boundary survey by Wamble & Associates, PLLC dated March 12, 2008, job number 768-0108 as follows:

Beginning at an iron rod (old) on the northern margin of Murfreesboro Pike (right-of-way varies), said iron rod (old) being the southeast corner of the Wayne D. Hardwick property, as of record in Deed Book 6150, page 328, Register's Office of Davidson County, Tennessee and the southwest corner of the property herein described;

Thence, leaving said northern margin of Murfreesboro Pike and following the eastern boundary of said Wayne D. Hardwick property North 46 deg. 25 min. 01 sec. East, 335.56 feet to an iron rod (old), said iron rod (old) being the northeast corner of said Wayne D. Hardwick property;

Thence, leaving said eastern boundary of the Wayne D. Hardwick property and following the northern boundary of said Wayne D. Hardwick property North 63 deg. 56 min. 50 sec. West, 147.30 feet to an iron rod (new), said iron rod (new) being the northwest corner of said Wayne D. Hardwick property and the northeast corner of the Edward Meadows property, as of record in Instrument Number 20050422-0045224, Register's Office of Davidson County, Tennessee;

Thence, leaving said northern boundary of said Wayne D. Hardwick property and following the eastern boundary of the Salvatore Oliverti, et ux property, as of record in Deed Book 5901, page 339, Register's Office of Davidson County, Tennessee North 58 deg. 42 min. 20 sec. East, 268.37 feet to an iron rod (new), said iron rod (new) being the southwest corner of Lot 26 as shown on the Final Plat of Section I, Hickory Woods, as of record in Plat Book 6900, page 509, Register's Office of Davidson County, Tennessee and the northwest corner of the property herein described;

Thence, leaving said eastern boundary of the Salvatore Oliverti, et ux property and following the southern boundary of said Section I, Hickory Woods South 48 deg. 02 min. 38 sec. East, 594.92 feet to an iron rod (new) on the southern boundary of Lot 1 as shown on said Final Plat of Section I, Hickory Woods and on the western margin of Lavergne-Couchville Pike (right-of-way varies), said iron rod (new) being the northeast corner of the property herein described;

Thence, leaving said southern boundary of Section I, Hickory Woods and following said western margin of Lavergne-Couchville Pike South 24 deg. 21 min. 43 sec. West, 300.27 feet to an iron rod (new), said iron rod (new) being the northeast corner of Lot 1 as shown on the Final Plat of Hickory Woods West, as of record in Instrument Number 20070130-0012384, Register's Office of Davidson County, Tennessee

having been conveyed unto Real Estate Investment Group, LLC, as of record in Deed Book 20060228-0022643;

Thence, leaving said western boundary of Lavergne-Couchville Pike and following the northern boundary of said Lot 2 as shown on the Final Plat of Hickory Woods West having been conveyed unto Real Estate Investment Group, LLC and along a non-tangent curve to the left having a central angle of 71 deg. 50 min. 34 sec., a radius of 25.00 feet, an arc length of 31.35 feet, a chord bearing and distance of North 11 deg. 33 min. 34 sec. West, 29.33 feet and a tangent of 18.11 feet to an iron rod (new);

Thence, North 47 deg. 28 min. 51 sec. West, 156.04 feet to an iron rod (new), said iron rod (new) being the northwest corner of said Lot 2 as shown of the Final Plat of Hickory Woods West having been conveyed unto Real Estate Investment Group, LLC;

Thence, leaving said northern boundary of Lot 2 as shown of the Final Plat of Hickory Woods West having been conveyed unto Real Estate Investment Group, LLC and following the western boundary of said Lot 2 as shown of the Final Plat of Hickory Woods West having been conveyed unto Real Estate Investment Group, LLC South 42 deg. 31 min. 34 sec. West, 288.56 feet to an iron rod (new) on said northern margin of Murfreesboro Pike, said iron rod (new) being the southwest corner of said Lot 2 as shown of the Final Plat of Hickory Woods West having been conveyed unto Real Estate Investment Group, LLC and the southwest corner of the property herein described;

Thence, leaving said Western boundary of Lot 2 as shown of the Final Plat of Hickory Woods West having been conveyed unto Real Estate Investment Group, LLC and following said northern margin of Murfreesboro Pike North 47 deg. 28 min. 26 sec. West, 465.00 feet to the point of beginning;

Containing 307,403 square feet or 7.06 acres more or less.

TRACT TWO:

8.11 Acre Tract

Being a tract of land in the Second Civil District of Nashville, Davidson County, Tennessee located east of Murfreesboro Pike and south of Lavergne-Couchville Pike and being more particularly described as follows:

Beginning at a point on the easterly right-of-way line of Murfreesboro Pike, said point being southeasterly 1396.46 feet along said right-of-way line from the intersection of the centerline of Lavergne-Couchville Pike and said right-of-way line, said point also being the southwest corner of the following described tract;

Thence, with said northerly right-of-way line North 47 deg. 28 min. 26 sec. West, 414.42 feet to a point at the intersection of said easterly right-of-way line and the southerly line of Hickory Woods Drive;

Thence leaving said easterly line and with said southerly line along the arc of the curve to the right 37.99 feet, said curve having a radius of 25.00 feet, a central angle of 87 deg. 03 min. 27 sec. and a chord bearing and distance of North 03 deg. 56 min. 43 sec. West, 34.44 feet to a point;

Thence, with said southerly line, North 39 deg. 35 min. 01 sec. East, 111.05 feet to a point;

Thence, with said southerly line along the arc of a curve to the right 276.30 feet, said curve having a radius of 490.87 feet, a central angle of 32 deg. 15 min. 00 sec. and a chord bearing and distance of North 55 deg. 42 min. 31 sec. East, 272.66 feet to a point;

Thence, with said southerly line North 71 deg. 50 min. 01 sec. East, 226.98 feet to a point;

Thence, leaving said southerly line South 46 deg. 05 min. 58 sec. East 603.25 feet to a point in the centerline of Hurricane Creek;

Thence, with said centerline, South 64 deg. 15 min. 37 sec. West 82.75 feet to a point;

Thence, South 59 deg. 48 min. 56 sec. West 218.66 feet to a point;

Thence, South 80 deg. 52 min. 13 sec. West 379.83 feet to the point of beginning and containing 353.413 square feet or 8.11 acres, more or less;

According to ALTA/ASCM Land Title Survey Tract 6 Hickory Woods Estates, dated August 4, 1998, revised August 25, 1998, revised October 6, 1998, revised October 7, 1998, revised October 16, 1998 by Crawford Land Surveyors, P.C., William C. Cockrill, Registered Land Surveyor No. 1401.

PRIOR TITLE SOURCE: BEING a portion of the same property conveyed unto Harold Holigan and wife, Hermena Holigan, as of record in Deed Book 11376, page 871, Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2012 and subsequent years.

2. Subject to matters shown on the Plan of record as Instrument No. 20070130-0012384, in the Register's Office of Davidson County, Tennessee (RODCT).

3. Subject to Declaration of Covenants of record as Instrument No. 20090918-0087289, RODCT.

4. Subject to Tennessee Power Company easement of record in Book 437, page 24 and 39, RODCT. (Lot 2, Hickory Woods, West)

5. Subject to Nashville Gas Company easement of record in Book 5909, page 915, RODCT. (Lot 2, Hickory Woods, West)

6. Subject to utility easement of record in Book 8169, pages 571 and 579, RODCT. (Lot 2, Hickory Woods, West)

7. Subject to TVA easement of record in Book 11376, page 871 and in Book 9632, page 973, RODCT. (8.11 Acre Tract)

8. Subject to Nashville Gas Company easement of record in Book 5897, page 209, RODCT. (8.11 Acre Tract)

9. Subject to sanitary sewer/storm drainage easement of record in Book 6952, page 830 and in Book 7145, page 618, RODCT. (8.11 Acre Tract)

10. Subject to flow of water of Hurricane Creek and the rights of the public therein. Right of upper and lower riparian owners to the flow of the waters of Hurricane Creek, free from diminution or pollution. Changes in the boundary of the subject property resulting form erosion or accretion caused by the flow of Hurricane Creek. (8.11 Acre Tract)

11. Subject to anchor easement of record in Book 10153, page 990, RODCT. (Lot 2, Hickory Woods, West)

12. Subject to sanitary easement of record in Book 4435, page 20, RODCT. (8.11 Acre Tract)

13. Subject to transmission line easement of record as Instrument No. 20020723-0088192, RODCT.

14. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

15. Subject to any and all governmental zoning and/or subdivision ordinances and regulations in effect thereon.

16. Subject to Health Department regulations and requirements.

17. No insurance is afforded as to the acreage or square footage contained in the insured property.

18. Subject to any changes in title occurring subsequent to the effective date of this Title Commitment and prior to the date of issuance of the title policy.