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

Box 14A
23596-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Nashville Properties, Inc. 791 Town & Country Blvd. Suite 250 Houston, TX 77024-3925	New Owner	072-10-201

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, ROBERT E. DUNN, III, JAMES McEWEN DUNN and DAVID H. BYRON, JR. hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto NASHVILLE PROPERTIES, INC., a Texas corporation, 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 Helen T. Dunn, by Warranty Deed dated January 15, 1953, from Litton Hickman and wife, Henrietta Hill Hickman, of record in Book 2106, Page 401, Register's Office for Davidson County, Tennessee. And further conveyed to Helen Dunn Byron, Robert E. Dunn, III, and James McEwen Dunn, each a one-third undivided interest as a tenant in common, by Quitclaim Deed dated April 5, 1983, from Helen T. Dunn of record in Book 6033, Page 110, Register's Office for Davidson County, Tennessee. David H. Byron, Jr., succeeded to the interest of Helen Dunn Byron upon her death on March 23, 2004, pursuant to the Last Will and Testament of Helen Dunn Barrett which is of record as Instrument No. 20120516-0042452, said Register's Office. See also Affidavits of Heirship regarding Helen Dunn Byron Barrett f/k/a Helen Dunn Byron of record as Instrument Nos. 20120517-0042578 and 20120521-0043502, said Register's Office.

This improved commercial property is also known as 2610-2622 Gallatin 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, forever; and Grantors 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 except as set forth on the attached Exhibit "B"; and Grantors do further covenant and bind themselves, their heirs and 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:T20120040894 DEEDWARR
Recvd: 06/04/12 13:41 5 pgs
Fees:28.00 Taxes:3071.00
20120604-0048462

IN WITNESS WHEREOF, the Grantors have executed this instrument as of the 1st day of June, 2012.

Robert E. Dunn, III

James McEwen Dunn

David H. Byron, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert E. Dunn, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 25 day of May, 2012.

Notary Public
My Commission Expires:

MICHAEL HENDLEY NOTARY PUBLIC ALABAMA STATE AT LARGE Exp. 9-20-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James McEwen Dunn the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 1st day of June, 2012.

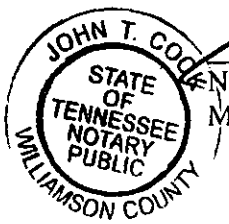
JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/24/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David H. Byron, Jr. the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 1st day of June, 2012.



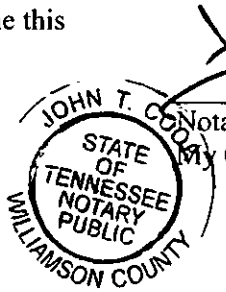
Notary Public
My Commission Expires: 2/24/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $830,000.00.

Keith C. Denner
Affiant

Subscribed and sworn to before me this
1st day of June, 2012.



Notary Public
My Commission Expires: 2/24/13

Exhibit "A"
Legal Description

LAND in the 11th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Map showing Division of Mrs. Lucinda Litton's Land, as of record in Book 421, Page 108, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of the Gallatin Road at the Northwest corner of the Cahal Subdivision; thence, North 87 degrees East 1003-1/4 feet to a stone; thence, North 39 degrees East 65 feet to the Southeast corner of Lot No. 2 in said plan; thence, with same North 70-1/2 degrees West 984-1/2 feet to the center of Gallatin Road; thence, with the center of said Road, South 19-1/4 degrees West 347.5 feet to the BEGINNING, containing 4-1/2 acres, more or less, including but excluding therefrom the right-of-way of the Gallatin Interurban Railway (now abandoned) adjoining Gallatin Road.

EXHIBIT B

Permitted Encumbrances

a. Taxes for the year 2012, and subsequent years, a lien not yet due and payable, which taxes shall be paid by Grantee.

b. Matters shown on the Plan of record in Book 421, page 108, Register's Office for Davidson County, Tennessee.

c. Easement to the City of Nashville for Sanitary Sewer of record in Book 3312, page 312, Register's Office for Davidson County, Tennessee.

d. Easement for the right-of-way of Gallatin Road as stated in the Instruments of record in Book 2106, page 401 and Book 6033, Page 110, Register's Office for Davidson County, Tennessee.

e. Right-of-way of Gallatin Road Interurban Railway (now abandoned) adjoining Gallatin Road as stated in the Instruments of record in Book 2106, page 401 and Book 6033, Page 110, Register's Office for Davidson County, Tennessee.