THIS INSTRUMENT PREPARED BY: **Mudter & Patterson,** **an Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **(615) 383-4429** FILE BOX 9-B	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $100,000.00. Robert C Harwell Affiant Subscribed and sworn to before me, this 4th day of June, 2012. Regina Leighton Notary Public My Commission Expires: 11-7-13

REGINA LEIGHTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner(s): Robert C. Harwell 527 Thompson Lane Nashville, TN 37204	Send Tax Bills to New Owner	Tax Information: 119 090 386001

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Sullivan/Lunsford Family Partners, a Tennessee general partnership, as successor by merger with Sullivan/Lunsford Family Partners, L. P. ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Robert C. Harwell ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located on Freight House Road (private), Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns, to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of June 2012.

BILL GARRETT, Davidson County
Trans:T20120042010 DEEDWARR
Recvd: 06/07/12 09:31 3 pgs
Fees:18.00 Taxes:370.00

20120607-0049684

SULLIVAN/LUNSFORD FAMILY PARTNERS,
a Tennessee general partnership

By: NASHVILLE APPLIANCE CENTER, INC., a Tennessee corporation, its managing partner

By: _____
Jeff D. Lunsford, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jeff D. Lunsford, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Nashville Appliance Center, Inc., a Tennessee corporation, the managing partner of Sullivan/Lunsford Family Partners, a Tennessee general partnership, the maker, and he is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 4th day of June, 2012.

_____
Notary Public

My Commission Expires: 11-7-12

REGINA LEIGHTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Subdivision of the Sullivan and Lunsford Property, of record in Instrument No. 20120517-0043028, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Sullivan/Lunsford Family Partners, L.P., a Tennessee limited partnership, by deed dated November 12, 1996, from Jeff D. Lunsford and William P. Sullivan, of record in Book 10280, page 950, Register's Office for Davidson County, Tennessee. By Articles of Merger of record in Instrument No. 20000103-0000328, Register's Office for Davidson County, Tennessee, Sullivan/Lunsford Family Partners, L.P., merged into Sullivan/Lunsford Family Partners, a Tennessee general partnership.

Together with an easement for ingress and egress contained in an instrument of record in Book 2907, page 617, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2012, a lien, but not yet due and payable.
2. Easement for private roadway of record in Book 2907, page 617, Register's Office for Davidson County, Tennessee.
3. Title to that portion of the premises embraced within the bounds of the charter right-of-way of the CSX Railroad.
4. All matters appearing on the Plan of record as Instrument No. 20120517-0043028, Register's Office for Davidson County, Tennessee.