BILL GARRETT, Davidson County
Trans:T20120048694 DEEDWARR
Recvd: 07/02/12 14:53 5 pgs
Fees:27.00 Taxes:0.00
20120702-0058059

THIS INSTRUMENT PREPARED BY:
Adams and Reese LLP (DRH)
424 Church Street, Suite 2700
Nashville, TN 37219

ADDRESS NEW OWNER:
MNAA Properties Corporation
One Terminal Drive, Suite 501
Nashville, Tennessee 37214-4114
Attn: President

SEND TAX BILL TO:
Same

MAP-PARCEL
Part of Map 120-06
Parcel 46

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **FFH PROPERTIES**, a Tennessee general partnership composed of Gerald C. Forstner, Jr., Robert R. Frost and Robert E. Hoehn (hereinafter the "Grantor"), has bargained and sold, and by these presents does hereby transfer, assign and convey unto **MNAA PROPERTIES CORPORATION**, a Tennessee corporation (hereinafter the "Grantee"), its successors and assigns, that certain tract or parcel of land in Nashville, Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference.

This is improved property known as 1286 Murfreesboro Road, Nashville, Tennessee.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of the property in fee simple, has the right to convey the same, and that the title thereto is free from all encumbrances, except as otherwise set forth herein. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to said property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 2 day of July, 2012.

FFH PROPERTIES, a Tennessee general partnership

By: Robert C. Frost

Its: Partner

STATE OF Ohio)
COUNTY OF Cuyahoga

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ROBERT R FROST, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of FFH PROPERTIES, the within named bargainor, a Tennessee general partnership, and that he, as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as partner.

WITNESS my hand, at office, this 22nd day of June, 2012.

Louise M Maki
NOTARY PUBLIC

My Commission Expires:

NOTARIAL SEAL STATE OF OHIO

LOUISE M. MAKI
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Medina County
My Comm. Exp. 5/28/16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.
Grantee is exempt per TCA Section 67-4-409(f)(1).

O. Robert Frost
AFFIANT

Subscribed and sworn to before me
this 22nd day of July, 2012.

Carole M Maxson
Notary Public

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires:
6-21-16

EXHIBIT A

Legal Description

All that certain parcel of land in the 2nd Civil District of Davidson County, Tennessee. Bounded on the east by West McGavock Pike, on the south by Murfreesboro Pike (US 1) and on the west and north by a 30' ingress and egress easement as shown on a certain plat entitled "First Revision-Re-Subdivision-Lot 2 Sky Harbor Subdivision" Charles Mars owner/developer-Murfreesboro Pike & McGavock Pike-Nashville, TN-scale 1" = 50'-date 1 April 1985. As recorded on March 11, 1986 in Book 6200-page 398, in the Register's office of Davidson County in Nashville, Tennessee and more particularly described as follows to wit:

Beginning at a 1/2" iron pin (new)-capped 2230 set in the westerly right-of-way line of west McGavock Pike, said iron pin bears south 7 degrees 11 minutes 24 seconds west-30.00 feet from a 1/2" iron pin (new) capped 2230 set in pavement to mark the commencement point described in Book 7125-page 213; thence,

Along said westerly right-of-way line of West McGavock Pike, South 7 degrees 11 minutes 24 seconds West, 150.00 feet to a 1/2" iron pin (old)-no cap found; thence,

Along the same South 66 degrees 28 minutes 01 second West, 35.30 feet to a 1/2" iron pin (new)-capped 2230 set in the northerly right-of-way line of Murfreesboro Pike-US 1-TN 41 as shown on Tennessee Department of Transportation Plans-D 46-105 Briley Parkway; thence,

Along said northerly right-of-way line of Murfreesboro Pike, along a. curve to the left having a radius of 3933.09 feet; an arc length of 119.61 feet (chord bearing and distance-North 56 degrees 05 minutes 59 seconds West, 119.60 feet-radial bearing North 33 degrees 01 minute 25 seconds East, 3933.09 feet) to a 1/2" iron pin (new)-capped 2230 set in the easterly line of an ingress and egress easement as shown on the aforementioned plat "First Revision-Re-Subdivision of Lot 2 Sky Harbor Subdivision"; thence,

Leaving said northerly right-of-way line of Murfreesboro Pike and along said ingress and egress easement, North 36 degrees 42 minutes 20 seconds East, 131.32 feet to a 1/2" iron pin (new)-capped 2230 set; thence.

Continuing along the same along the southerly line of said easement South 82 degrees 48 minutes 25 seconds East 72.49 feet to the point and place of beginning.

Containing 16,211 sq. ft./ 0.3722 acres more or less, described according to the ALTA Survey, dated March 13-15, 2012, last revised April 23, 2012, prepared by LTT Surveying, LLC, Project No. MNAATIRE.

TOGETHER WITH appurtenant easement, as follows:

30' ingress and egress easement area included in the area designated as tax map 120-06 - parcel 046 and shown as part of tract labeled "Taco Rio" of plat of Sky Harbor Subdivision as recorded in Book 6200 - page 398 3/11/1986 and prior Subdivision plats of the Sky Harbor Subdivision as recorded in Book 5210 – page 392 and Book 5219 - page 387.

All that certain parcel of land in the 2nd Civil District of Davidson County, Tennessee. Bounded on the east by West McGavock Pike and parcel described above; on the south by the parcel described above and Murfreesboro Pike (US 1) - (TN 41); on the west and north by Lot 1 as shown on a certain plat entitled "First Revision Re-Subdivision - Lot 2 Sky Harbor Subdivision" Charles Mars, owner/developer Murfreesboro Pike & McGavock Pike Nashville, TN - scale 1" = 50' dated 1 April 1985. As recorded on March 11, 1986 in Book 6200 Page 398, at the Register's Office of Davidson County in Nashville, Tennessee and more particularly described to wit:

Beginning at a 1/2" iron pin(new)-capped 2230 set in the westerly right-of-way line of McGavock Pike; thence,

Along said westerly right-of-way line of McGavock Pike, South 7 degrees 11 minutes 19 seconds West, 30.00 feet to a 1/2 inch iron pin (new)-capped 2230, said iron pin being the northeasterly corner of the parcel described above; thence,

Along the parcel described above North 82 degrees 48 minutes 25 seconds West (labeled south-east) 72.49 feet to a 1/2 iron pin (new)-capped 2230; thence,

Along the same South 36 degrees 42 minutes 20 seconds West (labeled north-east) 131.32 feet to a 1/2" iron pin (new)-capped 2230 in the northerly right-of-way line of Murfreesboro Pike US 1/TN 41 as shown on Tennessee Department of Transportation Plans D 46-105 Briley Parkway; thence,

Along said northerly right-of-way line of Murfreesboro Pike, along a curve to the left having a radius of 3,933.09 feet (chord bearing and distance - North 55 degrees 02 minutes 12 seconds West, 30.01 feet) 30.01 feet to a concrete monument with chiseled x, said monument being the south east corner of Lot 1 as referenced above; thence,

Leaving said northerly right-of-way line of Murfreesboro Pike and along said Lot 1, North 36 degrees 42 minutes 20 seconds East, 149.73 feet to a pk nail in pavement found; thence,

Along the same South 82 degrees 48 minutes 25 seconds East, 89.98 feet to the point and place of beginning.

Containing 6,653 sq. ft./ 0.1527 acres more or less, described according to the ALTA Survey, dated March 13-15, 2012, last revised April 23, 2012, prepared by LTT Surveying, LLC, Project No. MNAATIRE.

Being the same property conveyed to F.F.H. PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF GERALD C. FORSTNER, JR., ROBERT R. FROST AND ROBERT E. HOEHN by deed from CHARLES W. MARS AND WIFE, RUBY G. MARS of record in Book 7125, Page 213, dated February 2, 1987, said Register's Office. F.F.H. Properties being one and the same entity as FFH Properties.

EXHIBIT B

Title Exceptions

1. Real property taxes for 2012, a lien, but not yet due and payable.

2. Common ingress/egress easement as shown on plan of record in Book 6200, Page 398, and as set forth in the deed of record in Book 7125, Page 213, said Register's Office.

3. Lack of direct access to and from controlled access highway on a portion of the Murfreesboro Road frontage, access as set forth in the Final Judgment of record in Book 4037, Page 973, said Register's Office.

4. Matters shown on the ALTA Survey, dated March 13-15, 2012, last revised April 23, 2012, prepared by LTT Surveying, LLC, Project No. MNAATIRE.