ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Winners Real Estate, LLC 311 Gallatin Avenue Nashville, Tennessee 37206	83-9/42.00	Owner

This instrument prepared by: Bradley Arant Boult Cummings LLP (BRS)
1600 Division Street, Suite 700, Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **J&J PROPERTIES**, a Tennessee general partnership ("**Grantor**"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **WINNERS REAL ESTATE, LLC**, a Tennessee limited liability company ("**Grantee**"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on **Exhibit B**, attached hereto and incorporated herein by reference (the "**Permitted Exceptions**"). This is improved property located 311 Gallatin Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns in fee simple forever.

Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through and under Grantor, and not otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before me this 19th day of July, 2012.

Notary Public
My Commission Expires:

MARCY E. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 6, 2013

7/2913908.1

BILL GARRETT, Davidson County
Trans:T20120053333 DEEDWARRSP
Recvd: 07/19/12 14:41 4 pgs
Fees:23.00 Taxes:2035.00
20120719-0063652

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 19th day of July, 2012.

J&J Properties
a Tennessee general partnership

By: _____
Name: Bart A. Johnston
Title: General Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Theresa Hostetler, of the state and county aforesaid, personally appeared Bart A. Johnston with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the General Partner of J&J Properties, a Tennessee general partnership, the within named bargainor, and that he as such General Partner executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership by himself as General Partner.

WITNESS my hand and seal, this 19th day of July, 2012.

Theresa Hostetler
Notary Public
My Commission Expires: _____

THERESA HOSTETLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT A
Description of the Property

All that certain piece, parcel, or tract of land situate, lying, and being located in Davidson County, State of Tennessee, containing 0.413 acres, as shown on a plat entitled "ALTA/ACSM Land Title Survey for Mrs. Winners, Unit #338", 311 Gallatin Road, Nashville, TN, dated December 9, 2005, prepared by Barrett Surveying Group (R. Scott Barrett, PLS, TN Registration No. 2473) and according to said plat having the following metes and bounds to wit:

Beginning at an iron pin found 1/2" rebar (Labeled as P.O.B.) located on the intersection of Ordway Place and Gallatin Avenue, thence running along the southern right-of-way of Ordway Place S 84° 27' 53" E 99.11 feet to an iron pin found 5/8" rebar at the common corner of N/F Park Center, Inc.(DB 1040-380), thence running along the common property line of N/F Park Center, Inc. S 05° 12' 53" W, 160.01 feet to an iron pin found 1/2" rebar at the northern right-of-way line of a 15 foot alley, thence running along the northern right-of-way of a 15 foot alley N 83° 19' 22" W 123.63 feet to an iron pin found 1/2" rebar on the eastern right-of-way of Gallatin Avenue, thence running along the eastern right-of-way of Gallatin Avenue with a curve to the right having a radius of 640.89 feet, an arc length of 92.54 feet and a chord bearing and distance of N 12° 36' 53" E 92.46 feet to an iron pin found 1" open top, thence N 16° 03' 07" E 66.91 feet to the point of beginning.

Being the same property conveyed to J & J PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP from PALADINS 311 GALLATIN, LLC, by deed of record in Instrument No. 20070301-0025235, dated February 21, 2007, said Register's Office.

EXHIBIT B
Permitted Exceptions

1. General or special taxes, stand-by fees, and assessments required to be paid in the year 2012 and subsequent years for Map-Par. 83-9/42.00.