BILL GARRETT, Davidson County
Trans:T20120060440 DEEDWARR
Recvd: 08/14/12 13:04 3 pgs
Fees:18.00 Taxes:2941.50
20120814-0072622

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$830,000.00~~ 795,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF AUGUST, 2012.

NOTARY PUBLIC

My Commission expires:

PAMELA G. NASH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2015

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:		
William L. Rosenberg, First American Title Insurance Company, 414 Union St, Suite 1205, Nashville, TN 37219		
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
1800 Elm Hill, LLC	SAME	107-010-015.00
(NAME)	(NAME)	
c/o Holladay Properties 227 South Main Street, Suite 300		
(ADDRESS)	(ADDRESS)	
South Bend, IN 46601		
(CITY, STATE, ZIP)	(CITY, STATE, ZIP)	

Warranty Deed

For and in Consideration of the sum of $10 (ten dollars) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JKD Investments, LLC, a Tennessee limited liability company

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

1800 Elm Hill, LLC, a Tennessee limited liability company

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Exhibit A attached hereto attached for legal description.

unimproved ( )
This is improved (X) property known as:
1800 Elm Hill Pike, Nashville, TN
(House number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13th day of August, 2012.

JKD Investments, LLC, a Tennessee limited liability company

By: _____
Name: MATTHEW N. DIEHL
Title: Secretary

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public, MATTHEW N. DIEHL, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Secretary of the maker or a constituent of the maker and 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, at office, this 13th day of August, 2012.

Sandra Sullivan
NOTARY PUBLIC
My Commission Expires: 3-31-2015

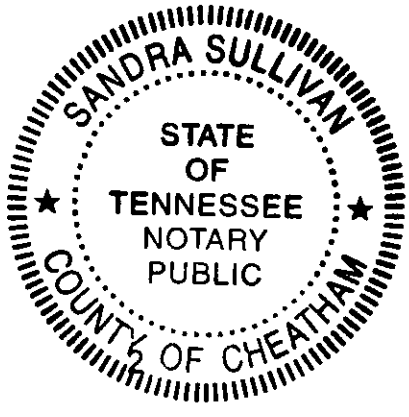


EXHIBIT "A"

Land in the 3rd Civil District of Nashville, Davidson County, Tennessee, and being shown as Lot No. 46 on the Plan of Metropolitan Industrial Park, Section 38, a plat of which is recorded in Book 4595, page 165, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a concrete monument on the northerly margin of Elm Hill Pike at the east end of the return radius of Elm Tree Drive; thence westerly around a curve to the right with a radius of 50 feet; a central angle of 95° 18', a distance of 83.17 feet to a concrete monument in the easterly margin of Elm Tree Drive; thence with the easterly margin of Elm Tree Drive along a curve to the right having a central angle of 15° 00' and a radius of 473.08 feet, a distance of 123.81 feet to a concrete monument; thence continuing along said easterly margin of North 11° 00' West 212.82 feet to a concrete monument; thence north 79° 00" East 182.43 feet to a concrete monument; thence South 51° 32' East 271.62 feet to a concrete monument in the northerly margin of the Elm Hill Pike; thence with the northerly margin of Elm Hill Pike along a curve concave southwesterly having a radius of 914.93 feet and a central angle of 20° 14' 14", a distance of 323.16 feet to the point of beginning, containing 2.14 acres, more or less.

Being the same property conveyed to JKD Investments, LLC, a Tennessee limited liability company from Shoney's, Inc., a Tennessee corporation by deed of record in Instrument No. 200112210141431, in the Register's Office for Davidson County, Tennessee.