BILL GARRETT, Davidson County
Trans:T20120072582 DEEDWARRSP
Recvd: 09/26/12 11:23 5 pgs
Fees:28.00 Taxes:1110.00
20120926-0087531

This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (BAS)
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No(s).:
Brown & Associates **12168 Lebanon Road** **Mt. Juliet, Tennessee 37122**	**Same**	**07510019600**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CIT SMALL BUSINESS LENDING CORPORATION** (referred to hereinafter as "Grantor"), a Delaware corporation, has bargained and sold and does hereby transfer and convey unto **BROWN & ASSOCIATES** (referred to hereinafter as "Grantee"), a Tennessee general partnership comprised of Conoly Brown and David Hood, its successors and assigns, a certain tract of land located in Davidson County, Tennessee, as further described in **Exhibit A**, attached and incorporated by reference (the "Property"). This is improved property known as 4219 Lebanon Pike, Hermitage, Davidson County, Tennessee 37076-1206.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the Grantee, its successors and assigns forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple by foreclosure sale, that it has a good right to sell and convey the same, and that the same is unencumbered, except for (1) real estate taxes for 2012 (which are being prorated at closing and assumed by Grantee) and future years, liens but not yet due and

payable; (2) all matters shown on the plat of record in Plat Book 3842, page 135, Register's Office for said County; (3) Easement(s) as shown of record in Book 3463, page 91, Register's Office for said County; (4) all matters shown in Schedule B, Section II of the owner's title policy issued by American Land Title Association (Commitment No. FT-2413P Brown) in connection with the conveyance described herein the "Title Commitment").*

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims and demands of persons claiming by, through, or under Grantor, but not otherwise or further.

[The remainder of this page was intentionally left blank.]

*The property description, map and parcel number and list of encumbrances are based on the Title Commitment, which was obtained through Grantor's agent, without other inquiry or diligence by Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20 day of September, 2012.

CIT SMALL BUSINESS LENDING CORPORATION (Grantor)

By: CIT Bank, Servicer for CIT Small Business Lending Corporation

By: _____
Judith Barta, Authorized Signatory

STATE OF New Jersey)
) ss.
COUNTY OF Essex)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Judith Barta,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Authorized Signatory of **CIT Bank, which is Servicer for CIT Small Business Lending Corporation**, a Delaware corporation, the within-named bargainor, and that she as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of **CIT Bank,** by herself as such Authorized Signatory, which in turn signed as **Servicer for CIT Small Business Lending Corporation**.

Witness my hand and seal, at office in Livingston, NJ, this 20th day of September, 2012.

_____
Notary Public

My commission expires:
2/28/2017

NANCY DIAZ
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires Feb. 28, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

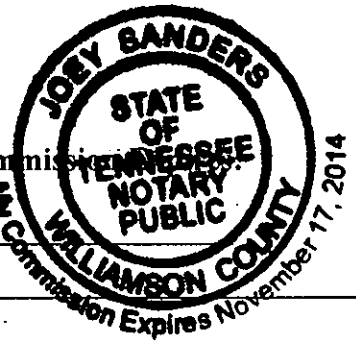
The actual consideration or value for this transfer, whichever is greater, is $300,000.00.

Brown & Associates (Affiant)

By: _____
Print Name: W. William Davis
Title: Agent

Subscribed and sworn to before me, this 21st day of September, 2012.

_____
NOTARY PUBLIC



My Commission Expires:

_____

SCHEDULE A
(Property Description)

Land in Davidson County, Tennessee being further described as follows:

Land in Davidson County, Tennessee, being Lot No. C9 on the Plan of Hermitage Estates "Parcel B" as recorded in Plat Book 3842, page 135, Register's Office for Davidson County, Tennessee.

Said Lot No. C9 fronts 100.00 feet on the southeasterly margin of Lebanon Road and extends back 199.55 feet on the southwesterly line and 199.46 feet on the northeasterly line to a line in the rear on which it measures 100.00 feet thereon.

Included in the above description, but specifically excluded therefrom is 60 square feet conveyed to the State of Tennessee, of record in Book 6453, page 420, Register's Office for Davidson County, Tennessee and being more particularly described as follows: Beginning at the point of intersection of the James McPherson, Jr., et ux southwest boundary and the existing southeast margin of S. R. 24 (U.S. 70); thence southeastwardly 10 feet, more or less to a point; thence southwestwardly 6 feet more or less to a point; thence northwestwardly 10 feet, more or less to a point; thence with the margin of S. R. 24 (U.S. 70) 6 feet, more or less to the point of beginning and containing 60 square feet.

Being the same property conveyed to RMS Properties LLC by Deed from MHR Management Inc. (fka Mason Gravlee Enterprises Inc.) and William G. West and wife, Edna C. West, dated 04/02/2008 and filed for record on 05/06/2008 in Instrument 200805060046503, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CIT Small Business Lending Corporation by Deed from Brendi E. Kaplan, Successor Trustee, dated 06/07/2012 and filed for record on 06/08/2012 in Instrument 201206080050278, Register's Office for Davidson County, Tennessee.