WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Teras Enterprises, LLC** **2520 Eugenia Avenue** **Nashville, Tennessee 37211**	SEND TAX BILLS TO: Same PO Box 2207 Brentwood, TN 37024	MAP-PARCEL NUMBERS: **11808018000** **11808018100** **11808018200**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

SWOR INDUSTRIES, LLC, a Tennessee Limited Liability Company

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

TERAS ENTERPRISES, LLC, a Tennessee Limited Liability Company

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson County,** State of Tennessee, described as follows, to-wit:

TRACT I:
Land in Davidson County, Tennessee, being part of Lot "B" on the revised and corrected map of Thompson and Ring's Subdivision of Edenwold Park of record in Book 332, Page 29, Register's Office for Davidson County and more particularly described as follows:

Beginning at a point in the southwestern corner of Eugenia Avenue and Newsome Street, thence with eastern margin of Eugenia Avenue South 22 deg. 40' 51" East, 382.1 feet to a point, said point being the true point of beginning, thence South 84 deg. 05' 33" East, 171.23 feet to an iron pin, thence South 20 deg. 04' 49" East 59.43 feet to an iron pin, thence South 63 deg. 57' 01" West 147.9 feet to an iron pin, thence North 22 deg. 40' 51" West 150.0 feet to an iron pin. Said iron pin being the point of beginning, containing 15,648.18 square feet, or 0.359 acres, more or less.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 85 on the Map of Grandview Heights, of record in Book 161, Pages 14 and 15, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 85 fronts 32.1 feet on the east side of Eugenia Avenue and runs back on the south line 170.5 feet and on the north line 150 feet to an alley showing 113.1 feet on the rear line.

Being the same property conveyed to Swor Industries, LLC by warranty deed from Thomas L. Swor and wife, Susan B. Swor of record in Book 11268, Page 226, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on the Plan of record in Book 352, Page 29 and Book 161, Page 15, in the Register's Office for Davidson County, Tennessee.

Grantor executes this deed and conveys this property to wind up the business of the limited liability company.

This is improved property known as **2520 Eugenia Avenue, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said GRANTEE, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20120073301 DEEDWARR
Recvd: 09/28/12 08:35 2 pgs
Fees:13.00 Taxes:2035.00
20120928-0088336

WITNESS MY HAND this the 25th day of September, 2012.

SWOR INDUSTRIES

BY: _____

ITS: Chief Manager

SWOR INDUSTRIES

BY: _____

ITS: Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, Tara Carter, *(name of notary)* a Notary Public of the State and County aforementioned, personally appeared John Summers and Sandy Summers, *(name of person)* with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged self to be the secretary and chief manager respectively *(title of authorized person)* of Swor Industries, *(name of corporation)*, a Tennessee limited liability company *(name of state incorporated)* corporation and as such secretary / chief manager, *(title)* executed the foregoing instrument for the purpose therein contained, [by signing the name of the corporation Swor Industries, LLC as secretary / chief manager *[title]*] or and acknowledged the instrument to be the free act and deed of Swor Industries (name of company).

Tara Carter
NOTARY PUBLIC
My Commission Expires: 11-4-13

TARA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $550,000.00.

_____
AFFIANT

Sworn to and subscribed to before me this 25th day of September, 2012.

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

_____
NOTARY PUBLIC

My Commission Expires: