BILL GARRETT, Davidson County
Trans:T20120074468 DEEDWARR
Recvd: 10/02/12 14:07 5 pgs
Fees:28.00 Taxes:4042.39
20121002-0089859

This Instrument Prepared By:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
JCH Development Company, Inc. 7340 Cockrill Bend Blvd. Nashville, Tennessee 37209	Same	Map/Parcel 079100A00200CO Map/Parcel 079100A01000CO Map/Parcel 151090A32300CO Map/Parcel 151090A32400CO Map/Parcel 151090A32500CO

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **Enfield Properties LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **JCH Development Company, Inc.**, a Tennessee corporation (the "Grantee"), it successors and assigns, all that certain property situate, lying and being in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) Applicable building and zoning laws.

(2) Taxes for the year 2012, a lien due and payable.

(3) Easements and encumbrances of record.

(4) A drainage easement on Cockrill Bend Boulevard, of record in Book 6250, Page 846, Register's Office for Davidson County, Tennessee.

(5) All matters shown on the Plan of Record in Book 6200, Page 683, Register's Office for Davidson County, Tennessee.

(6) Restrictive Covenants contained in instruments of record in Book 6266, Page 279, Book 6798, Page 309, Book 6823, Page 645, and Book 8969, Page 111, Register's Office for Davidson County, Tennessee.

(7) Right-of-way dedications and easements shown in plans of record in Book 6200, Page 768 and Book 6250, Page 846, Register's Office for Davidson County, Tennessee.

(8) Master Deed and Bylaws creating the Cockrill Bend Warehouse, a Condominium, of record in Instrument Number 20000927-0095766, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing Cockrill Bend Warehouse of record in Instrument Number 20081211-0119530, Register's Office for Davidson County, Tennessee.

(9) Deed of Trust executed by Enfield Properties LLC., a Tennessee limited liability company dated July 28, 2008, to W. Lee Corbett, Trustee, for the benefit of Wills N. Morgan, Jr., Trustee of the Wills N. Morgan Revocable Trust dated 4/8/08, securing a debt in the original principal amount of Six Hundred Twenty-Four Thousand and No/100 Dollars ($624,000.00) and recorded in Instrument Number 20080728-0077180, Register's Office for Davidson County, Tennessee.

(10) Deed of Trust executed by JCH Development Company, Inc., a Tennessee corporation, dated November 19, 2001, to John T. Flaugher, Trustee, for the benefit of Franklin National Bank, securing a debt in the original principal amount of One Million Three Hundred Thirty-One Thousand Two Hundred Fifty and 00/100 Dollars ($1,331,250.00) and recorded in Instrument Number 20011119-0126338, Register's Office for Davidson County, Tennessee.

Tracts 1 and 2 are improved property, located at 7340 Cockrill Bend Boulevard, Nashville, Tennessee 37209. Tract 3 is unimproved property.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

[Signature on the Following Page]

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 2 day of October, 2012.

Enfield Properties LLC

By: Jill Boone
Jill Boone, Assistant Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of the said county and state, Jill Boone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Assistant Secretary (or other officer authorized to execute the instrument) of **Enfield Properties LLC**, the within named bargainor, a limited liability company, and that she as such Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by herself as Assistant Secretary.

Witness by hand and seal, this 2 day of October, 2012.

PAULA K. VAN SLYKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Paula K. Van Slyke
Notary Public

My Commission Expires: My Commission Expires NOV. 4, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,092,538.13

Affiant

Sworn to and subscribed before me this 2 day of October, 2012.

PAULA K. VAN SLYKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Paula K. Van Slyke
Notary Public

My Commission Expires: My Commission Expires NOV. 4, 2013

EXHIBIT A

Description of Property

Real estate with all improvements thereon and appurtenances thereto, located in Davidson County, Tennessee and described as follows:

Tract 1

Unit Number 2, as shown on the plat of Cockrill Bend Warehouse, a condominium, which is an exhibit to Instrument Number 200009270095766 in the Register's Office for Davidson County, Tennessee, along with a 19.19% undivided interest in the common elements of the condominium, as shown on said plat.

Tract 2

Unit Number 3, as shown on the plat of Cockrill Bend Warehouse, a condominium, which is an exhibit to The Master Deed of record in Instrument Number 20000927-0095766, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing Cockrill Bend Warehouse of record in Instrument Number 20081211-0119530, Register's Office for Davidson County, Tennessee, along with a 14.22% undivided interest in the common elements of the condominium, as shown on said plat.

Tract 3

BEGINNING AT A POINT IN THE WESTERN RIGHT-OF-WAY OF DERBYSHIRE DRIVE SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT NO. 124; THENCE, CROSSING SAID DRIVE N43°48'33"E, 50.00' TO A POINT IN THE NORTHEASTERN RIGHT-OF-WAY OF SAID DRIVE; THENCE, WITH SAID DRIVE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 05°34'32", A RADIUS OF 360.00' FOR A DISTANCE OF 35.03' TO A POINT SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT NO. 127; THENCE, LEAVING SAID RIGHT-OF-WAY ALONG A BEARING OF N49°23'05"E, 103.79'; THENCE, S45°20'22"E, 255.92'; THENCE S44°39'3 9"W, 16.81' TO A POINT, SAID POINT, ALSO BEING IN THE SOUTHERN RIGHT-OF-WAY OF NORMANDY DRIVE; THENCE, WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09°12'04", A RADIUS OF 475.0' FOR A DISTANCE OF 76.28" TO A POINT; THENCE, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 82°24'33", A RADIUS OF 25.00' FOR A DISTANCE OF 35.96'; THENCE, WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12°03'16", A RADIUS OF 375.00' FOR A DISTANCE OF 78.90' TO A POINT; THENCE, S16°29"34"E, 10.41; THENCE, LEAVING THE EASTERNLY RIGHT-OF-WAY OF DERBYSHIRE DRIVE N73°30'26"E, 24.75', THENCE N44°39'38"E, 480.98' TO A POINT; THENCE, S45°20'22"E, 276.56' TO A POINT IN THE NORTHERN RIGHT-OF-WAY OF HOBSON PIKE; THENCE, WITH SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06°33'43", A RADIUS OF 3,779.72' FOR A DISTANCE OF 432.88'; THENCE, S73°30'26"W, 222.75' TO A POINT, THENCE, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 25.00', A DISTANCE OF 39.27'; THENCE., WITH THE WESTERNLY RIGHT-OF-WAY OF DERBYSHIRE ALONG A BEARING OF N16°29'34"W, 20.41' TO A POINT AT A CURVE TO THE LEFT HAVING A

CENTRAL ANGLE OF 29°41'58", A RADIUS OF 325.00' FOR A DISTANCE OF 168.46' TO A POINT; THENCE, WITH SAID RIGHT-OF-WAY N46°11'27 "W, 127.00' TO THE POINT OF BEGINNING, CONTAINING 2.852 ACRES MORE OR LESS.

Being the same property conveyed to Enfield Properties LLC by warranty deeds of record in Instrument Number 20080728-0077179, Register's Office for Davidson County, Tennessee, Instrument Number 20081229-0122938, said Register's Office and Instrument Number 20070518-0059517, said Register's Office.