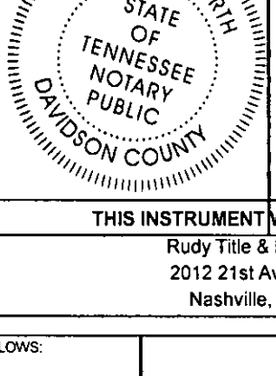
# WARRANTY DEED




R-EC-12-300

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

My Commission Expires January 7, 2013

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Eugene E. Woolsey | Eugene E. Woolsey | |
| 300 4th Avenue South (ADDRESS) | 1000 18th Ave. S. (NAME) (ADDRESS) | |
| Nashville, TN 37203 (CITY) (STATE) (ZIP) | Nashville, TN 37212 (CITY) (STATE) (ZIP) | 093-10-0-385.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we I-65 REALTY PARTNERS, LLC C/O NATIONAL REALTY GROUP, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EUGENE E. WOOLSEY AND SPARTEX, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING PARTS OF LOTS NOS. 22 AND 23 ON THE PLAN OF KIRKMAN'S SUBDIVISION OF CERTAIN LOTS IN THE FIRST PLAN OF DAVIDSON ACADEMY LOTS AS OF RECORD IN BOOK 'R', PAGE 460 OF THE REGISTER'S OFFICE FOR SAID COUNTY DESCRIBED FROM A SURVEY DATED JANUARY 29, 1983, BY GAFFRON & JEFFERS ENGINEERS, AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF FOURTH AVENUE, SOUTH, AS WIDENED, AND MALLOY STREET (FORMERLY MULLOY OR KIRKMAN STREET), THE NORTHWESTERLY MOST CORNER OR SAID LOTS AND PROCEEDING ALONG THE SOUTHERLY MARGIN OF MALLOY STREET NORTH 83 DEGREES 56 MINUTES 36 SECONDS EAST 147.57 FEET TO THE WESTERLY MARGIN OF AN ALLEY, CALLED ALMOND (FORMERLY THOMAS) STREET; THENCE WITH THE SAME SOUTH 5 DEGREES 14 MINUTES 41 SECONDS EAST 46.63 FEET; THENCE SOUTH 83 DEGREES 56 MINUTES 24 SECONDS WEST 63.92 FEET; THENCE NORTH 5 DEGREES 44 MINUTES 04 SECONDS WEST 26 FEET; THENCE SOUTH 84 DEGREES 18 MINUTES 19 SECONDS WEST 83.25 FEET TO THE EASTERLY MARGIN OF SAID FOURTH AVENUE, SOUTH, AS WIDENED; THENCE WITH THE SAME NORTH 5 DEGREES 42 MINUTES 17 SECONDS WEST 19 FEET TO THE BEGINNING, CONTAINING 4,306 SQUARE FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO I-65 REALTY PARTNERS, LLC C/O NATIONAL REALTY GROUP INC. BY DEED FROM JERRY C. PENDERGRASS, UNMARRIED OF RECORD AT INSTRUMENT NO. 20020304-0026600, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 27, 2002. FURTHER, BEING THE SAME PROPERTY CONVEYED TO JERRY C. PENDERGRASS BY DEED FROM RICHARD S. INGLIS AND WIFE, BRENDA J. INGLIS, OF RECORD IN BOOK 10862, PAGE 563, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JAMES B. ALTMAN, AS MANAGER OF NATIONAL REALTY GROUP INC. JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF RELINQUISHING ANY RIGHTS IN SAID PROPERTY THAT MAY BE CLAIMED BASED ON PRIOR CONVEYANCE.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK R, PAGE 460, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved ( X ) property, known as 300 4th Avenue South, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

BILL GARRETT, Davidson County
Trans:T20120076492 DEEDWARR
Recvd: 10/09/12 10:08 2 pgs
Fees:13.00 Taxes:1406.00

20121009-0092300

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this 1st day of October, 2012.

I-65 Realty Partners, LLC c/o National Realty Group, Inc.

By: James B. Altman Member
James B. Altman, member of
I-65 Realty Partners, LLC

By: James B. Altman
James B. Altman, manager of
National Realty Group, Inc.

NOTARY PUBLIC SEAL INDIANA

STATE OF Indiana )
COUNTY OF Marion )

On this the 28th day of September, 2012, before me personally appeared James B. Altman, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a member of I-65 Realty Partners, LLC., the within named bargainor, a limited liability company, and that he/she as such member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of September, 2012.

Tanika McNeal
Notary Public Tanika McNeal

My Commission Expires: Jan. 24, 2018

STATE OF Indiana )
COUNTY OF Marion )

On this the 28 day of September, 2012,, before me personally appeared James B. Altman, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the manager of National Realty Group, Inc., the within named bargainor, a corporation, and that he/she as such manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of September 2012.

Tanika McNeal
Notary Public Tanika McNeal

My Commission Expires: Jan. 24, 2018

NOTARY PUBLIC SEAL INDIANA

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903