Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Coble Partners Attn: Neely Coble III 319 Fesslers Lane P.O. Box 100347 Nashville, TN 37210-0347	SAME	09413012200 09413012600
This instrument prepared by: Bradley Arant Boult Cummings, LLP (CSS) P.O. Box 340025, Nashville, Tennessee 37203		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **VALLEY ENTERPRISES** ("Grantor") has bargained and sold, and hereby transfers and conveys to **COBLE PARTNERS** ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

This is improved property, known as 319 Fesslers Lane, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters listed on Exhibit B.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00

Affiant

Subscribed and sworn to before me, this the 27 day of September, 2012.

BRENDA L. FARMER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY, TENN.

Notary Public
My Commission Expires: 12-8-2014

BILL GARRETT, Davidson County
Trans:T20120076608 DEEDWARR
Recvd: 10/09/12 12:40 4 pgs
Fees:23.00 Taxes:3700.00
20121009-0092451

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

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

Executed this 28th day of September, 2012.

VALLEY ENTERPRISES

By: G. William Coble

Title: Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Joan G Anderson the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared G. William Coble, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Partner of Valley Enterprises, the within named bargainor and a Tennessee general partnership and that as such partner of Valley Enterprises, he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of G. William Coble II, by himself as such partner.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 28th day of September, 2012.

JOAN G. ANDERSON NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 06-21-16

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Revision to The Resubdivision Of Lots 1 and 3, Section Two, Fesslers Park, of record in Instrument No. 20120803-0069157, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to VALLEY ENTERPRISES, A PARTNERSHIP COMPRISED OF G. WILLIAM COBLE AND NEELY COBLE, JR., by deed from T.I.M.E.-DC, INC., A DELAWARE CORPORATION, of record in Book 5439, Page 171, corrected in Book 5599, Page 44, dated May 22, 1979, and by deed from FESSLER'S PARK JOINT VENTURE, A TENNESSEE JOINT VENTURE of record in Book 7808, Page 789, dated April 3, 1989, said Register's Office.

Together with all appurtenant rights under that certain Easement Agreement of record in Book 7737, page 69, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Matters shown on the Plan of record in Instrument No. 20120803-0069157, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3818, Page 599, said Register's Office.

4. Exceptions to Easement of record in Book 7737, Page 69, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7736, Page 989, Book 7732, Page 943, and in Book 7086, Page 397, said Register's Office.

6. Grant of Gas Service Line or Fuel Line Easement of record in Book 7953, Page 956, said Register's Office.

7. Reciprocal Easement Agreement of record in Book 7808, Page 755, said Register's Office.

8. Lack of direct access to and from controlled access highway.