THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

24107-1
Box 14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Carter-Fisher Partners 625 8th Avenue South Nashville, TN 37203	New Owner	Map 93-14 Parcel 040.00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, STEPHEN M. MAXWELL, TRUSTEE, with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, joined by STEPHEN M. MAXWELL, TRUSTEE of the Marital Trust established under the Will of Harry Maxwell for the benefit of Eva Marie Maxwell Leveille, joined by STEPHEN M. MAXWELL, TRUSTEE for the benefit of Darren Maxwell Caughorn under the Will of Harry Maxwell, joined by STEPHEN M. MAXWELL, individually, MIRIAM GAY MAGEE, individually, MARY PAMELA MAXWELL HILL, individually HARRY HERB MAXWELL, JR., individually and JAMES LEE CAUGHORN, SR. hereinafter collectively called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CARTER-FISHER PARTNERS, a Tennessee general partnership composed of Walter C. Carter, Jr., Christie L. Carter And Donald E. Fisher, hereinafter called the Grantee, its successors and/or assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

This improved commercial property is also known as 625 8th Avenue South, Davidson County, Tennessee, 37203.

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, its successors and/or assigns, forever; and Grantors covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "B"; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument as of the 6th day of November, 2012.

BILL GARRETT, Davidson County
Trans:T20120085397 DEEDWARR
Recvd: 11/08/12 09:24 7 pgs
Fees:38.00 Taxes:2654.51
20121108-0103104



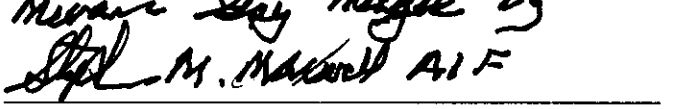
STEPHEN M. MAXWELL, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary



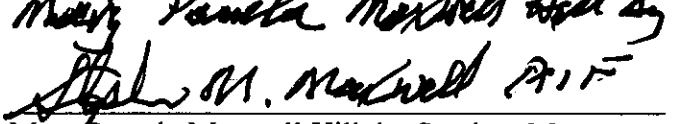
Stephen M. Maxwell, Trustee under the Will of Harry Maxwell (in all such capacities)



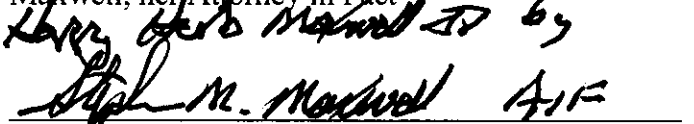
Stephen M. Maxwell



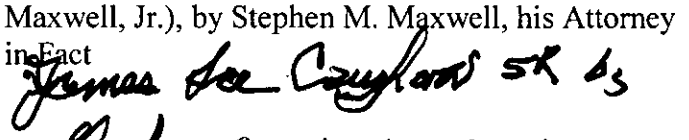
Miriam Gay Magee, by Stephen M. Maxwell, her Attorney in Fact



Mary Pamela Maxwell Hill, by Stephen M. Maxwell, her Attorney in Fact



Harry Herb Maxwell, Jr. (a/k/a Harry Herby Maxwell, Jr.), by Stephen M. Maxwell, his Attorney in Fact



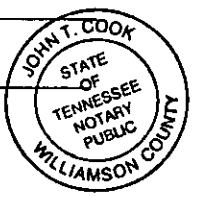
James Lee Caughorn, Sr., by Stephen M. Maxwell, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen M. Maxwell, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of November, 2012.

Notary Public
My Commission Expires: 2/24/13

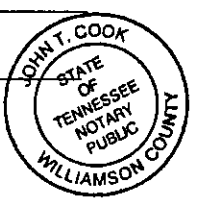


STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen M. Maxwell, Trustee under the Will of Harry Maxwell (in all such capacities), with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of November, 2012.

Notary Public
My Commission Expires: 2/24/13



STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen M. Maxwell, Trustee of the Marital Trust established under the Will of Harry Maxwell for the benefit of Eva Marie Maxwell Leveille, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of November, 2012.

Notary Public
My Commission Expires: 2/24/13

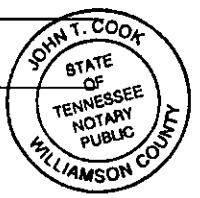


STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen M. Maxwell, Trustee for the benefit of Darren Maxwell Caughorn under the Will of Harry Maxwell, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of November, 2012.

Notary Public
My Commission Expires: 2/24/13

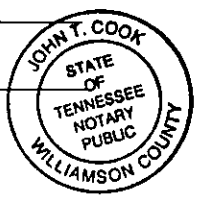


STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen M. Maxwell, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of November, 2012.

Notary Public
My Commission Expires: 2/24/13

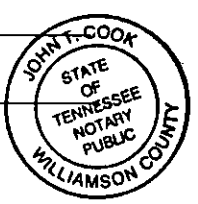


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Stephen M. Maxwell, 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 Attorney-in-Fact for Miriam Gay Magee, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Miriam Gay Magee for the purpose therein contained, by signing the name of Miriam Gay Magee by himself as Attorney-in-Fact.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of November, 2012.

Notary Public
My Commission Expires: 2/24/13



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Stephen M. Maxwell, 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 Attorney-in-Fact for Mary Pamela Maxwell Hill, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Mary Pamela Maxwell Hill for the purpose therein contained, by signing the name of Mary Pamela Maxwell Hill by himself as Attorney-in-Fact.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of November, 2012.

Notary Public
My Commission Expires: 2/24/13

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Stephen M. Maxwell, 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 Attorney-in-Fact for Harry Herb Maxwell, Jr., and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Harry Herb Maxwell, Jr. for the purpose therein contained, by signing the name of Harry Herb Maxwell, Jr. by himself as Attorney-in-Fact.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of November, 2012.

Notary Public
My Commission Expires: 2/24/13

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Stephen M. Maxwell, 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 Attorney-in-Fact for James Lee Caughorn, Sr., and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said James Lee Caughorn, Sr. for the purpose therein contained, by signing the name of James Lee Caughorn, Sr. by himself as Attorney-in-Fact.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of November, 2012.

Notary Public
My Commission Expires: 2/24/13

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $717,435.00.

Christi L Carter
Affiant

Subscribed and sworn to before me this
6th day of November, 2012.

Notary Public
My commission expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"
Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee also being part of lots 6 and 7 on the Map of John M. Bass' First Addition to Nashville of record in Plat Book 21, page 114 at the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron rod on the westerly right-of-way line of Eighth Avenue South, 66 feet in width, at a corner common with the property conveyed to Nashville Urban Venture, LLC of record in Instrument Number 20110629-0049894;

Thence leaving the westerly right-of-way line of Eighth Avenue South with the northerly line of Nashville Urban Venture, LLC, North 83 degrees 40 minutes 13 seconds West, a distance of 160.49 feet to a nail set on the easterly right-of-way line of Alley Number 226, 15 feet in width;

Thence with the easterly right-of-way line of Alley Number 226, North 06 degrees 20 minutes 11 seconds East, a distance of 103.66 feet to an iron rod set at the southeast corner of the property conveyed to Stephen M. Maxwell of record in Book 6017, page 464, said Register's Office;

Thence leaving the easterly right-of-way line of Alley Number 226 with the southerly line of the property conveyed to Stephen M. Maxwell of record in Book 6017, page 464,said Register's Office, South 84 degrees 05 minutes 56 seconds East, a distance of 145.43 feet to an iron rod set on the westerly right-of-way line of Eighth Avenue South;

Thence with the westerly right-of-way line of Eighth Avenue South, South 01 degree 50 minutes 50 seconds East, a distance of 105.82 feet to the POINT OF BEGINNING; containing 15,943 square feet or 0.366 acres more or less. Being all of Tract 2 of record in Book 5136, page 564, said Register's Office.

Being the same property conveyed to Harry H. Maxwell and wife Mai M. Maxwell by deed

dated January 15, 1969 of record in Book 4302, Page 180, Register's Office for Davidson County, Tennessee and further conveyed to Harry H. Maxwell individually by deed dated August 18, 1970 in Book 4439, Page 554, said Register's Office. Harry died leaving a Last Will and Testament which was admitted to probate in the Probate Court for Davidson County, TN in Case No. 62842. Pursuant to said Will, an interest in the property was devised to Stephen M. Maxwell as Trustee of the Marital Trust established under said Will for the benefit of Eva Marie Maxwell (also later known as Eva Marie Leveille), with the remainder interest being devised to Steven M. Maxwell, Miriam Gay Magee, Mary Pamela Maxwell, Harry Herby Maxwell, Jr. and Stephen M. Maxwell as Trustee for the benefit of Darren Maxwell Caughorn. The said remainder interest was further conveyed by Steven M. Maxwell, Miriam Gay Magee, Mary Pamela Maxwell, Harry Herby Maxwell (Jr.) and Stephen M. Maxwell as Trustee for the benefit of Darren Maxwell Caughorn to Stephen M. Maxwell as Trustee of the Marital Trust by deed dated March 31, 1977 recorded in Book 5136, Page 564, said Register's Office.

As to the interest in the property vested in Stephen M. Maxwell as Trustee of the Marital Trust (whether by direct devise or subsequent conveyance), Eva Marie Maxwell Leveille had the power upon her death to distribute or devise the ownership to those parties as she determined. The said Eva Marie Maxwell Leveille died May 30, 1990 leaving a Last Will and Testament which was admitted to probate in the Probate Court for Davidson County, Tennessee under Case No. 95534. Pursuant to said Will, the interest in the Property held in the Marital Trust at the time of Eva Leveille's death was devised or distributed to Steven M. Maxwell, Miriam Gay Magee, Mary Pamela Maxwell, Harry Herby Maxwell, Jr. and James Lee Caughorn, Sr. (who is the father of the previously named Darren Maxwell Caughorn, although this devise under Eva Leveille's Will is not made in trust for the benefit of Darren but rather outright to James).

EXHIBIT "B"
Permitted Encumbrances

1. Taxes for the year 2013 and subsequent years, not yet due and payable. Map 93-14 Parcel 040.00

2. Subject to the Driveway and Sign License Agreement by and between Stephen M. Maxwell, Trustee and Walter C. Carter and Christie L. Carter being recorded simultaneously herewith.

3. Subject to the Plan of record in Book 21, Page 114, Register's Office for Davidson County, Tennessee.

4. Subject to the matters shown on survey prepared by Cherry Land Surveying, Inc., R. Scot Cherry, RLS #1512, bearing job No. 12104REV CW/BB, dated May 17, 2012, last revised June 20, 2012