Box 14

BILL GARRETT, Davidson County
Trans:T20120085423 DEEDWARR
Recvd: 11/08/12 09:49 3 pgs
Fees:18.00 Taxes:3089.50
20121108-0103175

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

24293-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Mehmet Alatas 3521 Country Way Road Antioch, TN 37013	New Owner	Map 106-06 Parcels 47.00 & 47.01

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, TINNELL FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MEHMET ALATAS, hereinafter called the Grantee, his heirs and/or assigns, certain land in Dyer County, State of Tennessee, described as follows, to-wit:

Tract I:

Land in Davidson County, Tennessee, being Lot 1 on the Plan of Subdivision of Rock City Realty Co., Inc., Property of record in Book 9700, Page 286, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Tinnell Family Limited Partnership, a Tennessee limited partnership by Deed from Rock City Co., Inc., a Tennessee corporation, of record as Instrument No. 20020131-0014000, Register's Office of Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being Lot 2 on the Plan of Subdivision of the Rock City Realty Co., Inc. Property of record in Book 9700, Page 286, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to H.C. Tinnell by Deed from Rock City Realty Co., Inc., a Tennessee corporation, of record in Book 10266, Page 429, Register's Office for Davidson County, Tennessee; being further conveyed to Tinnell Family Limited Partnership, a Tennessee limited partnership, by Warranty Deed from H.C. Tinnell, of record in Book 10977, Page 201, said Register's Office.

Together with an easement for pedestrian ingress and egress over and across such portion of the southeast corner of Lot 1 of the aforesaid plat as is reasonably and necessary to allow pedestrians access over Lot 2 by means of the steps located adjacent to the retaining wall along the southern boundary of Lot 2. By acceptance of this deed, Grantee, its successors and

assigns, agree to indemnify and hold harmless the owner of Lot 1, its tenants, successors and assigns, against any claims of liability by third parties occasioned by virtue of the use of said easement.

This improved commercial property is also known as 601-617 Murfreesboro Pike & 1010 Foster Avenue, Davidson County, Tennessee.

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/or assigns, forever; and Grantor covenants 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 "A"; and Grantor does further covenant and bind itself, its successors 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 Grantor has executed this instrument as of the 31st day of October, 2012.

TINNELL FAMILY LIMITED PARTNERSHIP
a Tennessee limited partnership

By: Tinnell Company, Inc.
a Tennessee corporation

By: _____
William Tinnell, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Tinnell, President of Tinnell Company, Inc., a Tennessee corporation, General Partner of Tinnell Family Limited Partnership, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledges that he, as the President of the General Partner, having the authority to do so, executed the foregoing instrument for the purposes therein contained therein by signing the name of the limited partnership as such President of the General Partner.

WITNESS my hand, at office this 31st day of October, 2012.

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My Commission Expires: 11/3/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $835,000.00.

Affiant

Subscribed and sworn to before me this 31st day of October, 2012.

Notary Public
My Commission Expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"
Permitted Encumbrances

1. Taxes for the year 2013 and subsequent years, not yet due and payable. Map 106.06 Parcels 47 & 47.01

2. Quitclaim Deeds to Metro Government for Sanitary Sewers of record in Book 3764, Page 285, and in Book 3762, Page 369, Register's Office for Davidson County, Tennessee.

3. The Plan of record in Book 9700, Page 286, said Register's Office.

4. Pedestrian Ingress/Egress Easement as detailed in the deed of record in Book 10266, Page 429 and restated in Book 10977, Page 201, and as shown on Plat in Book 9700, Page 286, said Register's Office.

5. Matters depicted on the boundary survey dated September 2, 2012 by Atlantic Surveying & Mapping, Inc,, signed by Robyn Hamill, TN RLS #1770, bearing Job number 2012009.