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Fees:23.00 Taxes:2405.00
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This instrument was prepared by:
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Nelson Mullins Riley & Scarborough, LLP
315 Deaderick Street, 18th Floor
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Music City Pick-A-Part Partnership 1309 Tylertown Road Clarksville, Tennessee 37040 Attn: Gregory Guinn	[SAME]	Map 094-10-0, Parcel 058.00

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 and sufficiency of which are hereby acknowledged, FITZPATRICK FAMILY MEMBERS, L.L.C., a Tennessee limited liability company (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto MUSIC CITY PICK-A-PART PARTNERSHIP, a Tennessee general partnership (the "Grantee"), and Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto.

This is improved property located at 926 Lebanon Pike, Nashville, 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, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except those permitted exceptions as listed on Exhibit B.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. 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.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 20 day of November, 2012.

FITZPATRICK FAMILY MEMBERS, L.L.C., a Tennessee limited liability company

By: _____
Name: F BRUCE FITZPATRICK
Title: CHIEF MGR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Deirdriu Coffman of the state and county mentioned, personally appeared F. Bruce Fitzpatrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Chief Manager of Fitzpatrick Family Members, L.L.C., the within named bargainor, a Tennessee limited liability company, and that as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as such Chief Manager.

Witness my hand, at office, this 20 day of November, 2012.

Deirdriu Coffman
Notary Public

DEIRDRIU COFFMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires: 05-05-15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $650,000.00

_____
Affiant

Subscribed and sworn to before me this the 20 day of November, 2012.

Deirdriu Coffman
Notary Public

DEIRDRIU COFFMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires: 05-05-15

EXHIBIT A

PROPERTY DESCRIPTION

Being a parcel of land in the First Civil District, Fifteenth Councilmanic District, Nashville, Davidson County, Tennessee, located to the north of Lebanon Road (U.S. Highway 70), east of Browns Creek, south of Visco Drive, and west of Omohundro Place. Being Lot 1 on the Final Plat of Fitzpatrick Property of record in Instrument No. 20061016-0127937, Registers Office Davidson County Tennessee, and being more particularly described as follows:

Beginning at an iron rod (old) in the west right-of-way of Omohundro Place, and in the north right-of-way of Alley No. 2062 (15' R.O.W.);

THENCE, with the right-of-way of said alley S 85^ 05' 30" W, 312.51 feet to an iron rod (old) at the intersection of the right-of-ways of said alley, and Lannom Avenue (50' R.O.W.);

THENCE, with the right-of-way of said Lannom Avenue the following calls:

N 04^ 56' 34" W, 58.50 feet to an iron rod (new),
S 85^ 05' 30" W, 42.49 feet to an iron rod (new),

With a curve concave northwest having a central angle of 31^ 09' 46", a radius of 859.00 feet, and a chord of S 58^ 59' 48" W, 461.47 feet, leaving said right-of-way of Lannom Avenue after an arc length of 10.08', continuing with D.S. Williams Subdivision of Lot 1 G.A. Washington Lands of record in Deed Book 161, Page 159, R.O.D.C. for a total arc length of 467.20 feet to an iron rod (new) in the north right-of-way of Lebanon Road;

THENCE, with the right-of-way of Lebanon Road N 87^ 51' 04" W, 22.88 feet to the iron rod (new) at the southeast corner of Lot 2 on said Final Plat of Fitzpatrick Property;

THENCE, with said Lot 2 the following calls:

N 00^ 06' 01" W, 140.38 feet to an iron rod (new),
N 04^ 32' 07" W, 450.80 feet to an iron rod (new),
N 86^ 37' 43" E, 188.19 feet to an iron rod (new),
N 83^ 38' 19" E, 590.18 feet to an iron rod (new) in the west right-of-way of Omohundro Place;

THENCE, with the right-of-way of said Omohundro Place S 04^ 49' 39" E, 458.92 feet to the Point of Beginning;

Containing 378,331 Square Feet or 8.68 Acres, more or less.

Being the same property conveyed to Fitzpatrick Family Members LLC by deed of record in Book 11092 Page 921 and instrument no. 20061229016052S

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2012 a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record as Instrument Number 20061016-0127937, Register's Office of Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Plat Book 421, Page 187, Register's Office for Davidson County, Tennessee.

4. Easements to Metropolitan Government of Nashville and Davidson County of record in Book 4565, Page 436, Book 6335, page 927, Book 6342, page 566 and Book 6335, page 924, in the Register's Office for Davidson County, Tennessee.

5. Easements to the Tennessee Valley Authority of record in Book 1358, page 40, Book 1237, page 180, and Book 1684, page 535, in the Register's Office for Davidson County, Tennessee.

6. Flowage Easement to the United States of America of record in Book 2154, page 371, Register's Office for Davidson County, Tennessee.

7. Easement for the flow of Brown's Creek.

8. Rights of the Railroad Charter under Charter Right of Way.

9. Easement to Tennessee Electric Power Company of record in Book 787, page 99, in the Register's Office for Davidson County, Tennessee.

10. Agreement pertaining to Electric Power Wire Towers of record in Book 437, Page 182, in the Register's Office for Cumberland County, Tennessee.