BILL GARRETT, Davidson County
Trans:T20120098016 DEEDWARRSP
Recvd: 12/21/12 16:22 4 pgs
Fees:23.00 Taxes:7400.00
20121221-0118111

This instrument prepared by: Hugh W. Entrekin
Suite 1700, Regions Center;
315 Deaderick ST.
Nashville, Tennessee 37238-1700
615-244-2770; 615-244-2778-fax

SPECIAL WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel
BRADFORD REALTY PARTNERS, a Tennessee general partnership	same	See below
2002 Richard Jones Road, Suite 200C		
Nashville, Tennessee 37215		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRADFORD FURNITURE COMPANY, INC., a Tennessee corporation** ("Grantor"), does hereby bargain, sell, transfer and convey unto **BRADFORD REALTY PARTNERS, a Tennessee general partnership** ("Grantee"), its successors and assigns, all its right, title and interest in and to property (the "Property") located in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 62, 63, 64, 65 and Reserve Parcel "A", as shown on the map entitled Resubdivision of Lots 62, 63, 64, & 65 On The Plan Of Colonial Heights, of record in Book 4955, Page 34 Register's Office for Davidson County, Tennessee, tc which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BRADFORD FURNITURE COMPANY, INC., by deeds of record in Book 3763, Page 290 from Joe S. Martin, Sr., Book 3762, Page 8 from Roberta S. McCormack, Book 4021, Page 597 from Mary Bell Batson Jacobs, and in Book 4021, Page 601 from Richard L. Deckbar and wife Mary Margaret Deckbar, said Register's Office.

Land in Davidson County, Tennessee, being Lot(s) 66, as shown on the map entitled Colonial Heights, of record in Book 1130, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BRADFORD FURNITURE CO., INC. (being one and the same as Bradford Furniture Company, Inc.), by deed from PAUL D. BENNETT, JR. AND WILLIAM R. BENNETT, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, of record in Book 8904, Page 177, dated April 1, 1993, said Register's Office.

The foregoing property is generally known as:

Lot Number	Address	Map & Parcel	Improved/unimproved
Lot 62	4111 Kimbark Drive, Nashville TN 37215	Map 131-2 parcel 90	improved
Lot 63	4109 Kimbark Drive, Nashville TN 37215	Map 131-2 parcel 91	improved
Lot 64	4107 Kimbark Drive, Nashville TN 37215	Map 131-2 parcel 92	improved
Lot 65	4103 Kimbark Drive, Nashville TN 37215 Map	Map 131-2 parcel 93	improved
Lot 66	4101 Kimbark Drive, Nashville TN 37215	Map 131-2 parcel 94	Improved
Reserve Parcel A	0 Kimbark Ave, Nashville, TN 37215	Map 131-1 parcel 202	unimproved

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **BRADFORD REALTY PARTNERS**, its successors and assigns, forever.

AND **BRADFORD FURNITURE COMPANY, INC.** does covenant with the said **BRADFORD REALTY PARTNERS,** that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for (i) current years' taxes which are being prorated and will be paid from closing, (ii) Matters shown on the Plan of record in Book 1130, Page 102, said Register's Office, (iii) Matters shown on the Plan of record in Book 4955, Page 34, said Register's Office, and (iv) Easement for sanitary sewer line of record in Book 4073, Page 307, said Register's Office, to which matters this conveyance is made subject.

AND subject to the encumbrances listed herein, **BRADFORD FURNITURE COMPANY, INC.**, does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said **BRADFORD REALTY PARTNERS,** its successors and assigns against the lawful claims of all persons claiming by through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 21st day of December, 2012.

BRADFORD FURNITURE COMPANY, INC.

BY: _____
J. W. Rowland, III, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $2,000,000.00.

_____
AFFIANT

_____
NOTARY PUBLIC

My Commission Expires: 9-9-2014

SUE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES SEPT 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sue Arnett of the state and county mentioned, personally appeared J. W. Rowland, 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 President of **BRADFORD FURNITURE COMPANY, INC.**, a Tennessee corporation and the within named bargainor and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as President.

WITNESS my hand and seal, this 21 day of December, 2012.

Sue Arnett
Notary Public

My Commission Expires: 9-9-2014.

SUE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014