ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Heffington Properties, LLC 315 Spence Lane Nashville, Tennessee 37210	118-16-85.00 and 118-16-57.00	Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (BRS) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JERRY R. COTHRAN** and wife **ELSIE I. COTHRAN**, individual residents of the State of Tennessee (together, "**Grantor**"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **HEFFINGTON PROPERTIES, LLC**, a Tennessee limited liability company ("**Grantee**"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on **Exhibit B**, attached hereto and incorporated herein by reference (the "**Permitted Exceptions**"). This is improved property located at 2949 Armory Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns in fee simple forever.

Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $545,148.00.

Affiant

Subscribed and sworn to before me this 21st day of December, 2012.

Notary Public
My Commission Expires: 11-3-2015

THERESA HOSTETLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

7/3011702.2

BILL GARRETT, Davidson County
Trans:T20120098423 DEEDWARR
Recvd: 12/26/12 12:15 4 pgs
Fees:23.00 Taxes:2017.05

20121226-0118659

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

Jerry R. Cothran

Elsie I. Cothran

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Theresa Hostetler, of the state and county aforesaid, personally appeared Jerry R. Cothran and wife Elsie I. Cothran with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves to be the within named bargainor, and that as such they executed the foregoing instrument for the purpose therein contained.

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

Notary Public
My Commission Expires: _____

THERESA HOSTETLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT A
Description of the Property

Tract No. I

Land in Davidson County, Tennessee being Lot 168 as shown on the map entitled Section 3, Sidco, of record as Instrument No. 20070103-0001073, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tract No. II

Land in Davidson County, Tennessee being Lot 169 as shown on the map entitled Section 3, Sidco, of record in Plat Book 2663, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Said Tracts I and II being part of the same property conveyed to Jerry R. Cothran and wife Elsie I. Cothran from Emmett N. Kennon, Jr. by Warranty Deed of record in Book 9496, page 39, Register's Office for Davidson County, Tennessee, and corrected by Instrument of Correction of record at Instrument 20070222-0022106, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Exceptions

1. General or special taxes, stand-by fees, and assessments required to be paid in the year 2012 and subsequent years for Map-Par. 11816005700.

2. Restrictive Covenants contained in instrument of record in Book 2708, page 87, amended in Book 2741, page 553, Book 3029, page 174, Book 3221, page 12 and Book 4233, page 714, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record as Instrument No. 20070103-0001073, Register's Office for Davidson County, Tennessee (as to Tract I).

4. Matters shown on the Plan of record in Plat Book 2663, page 41, Register's Office for Davidson County, Tennessee (as to Tract II).

5. Rights reserved in Quitclaim of record in Book 2152, page 347, Register's Office for Davidson County, Tennessee.