(1)

BOX 36

THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999*	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $900,000.00.* *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 2012.* *Notary Public* *My commission expires: 7/1/18*

Name and Address of New Owner:

Best American, LLC
9705 Concord Ridge Court
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130000333 DEEDWARRSP
Recvd: 01/02/13 14:00 4 pgs
Fees:23.00 Taxes:3330.00
20130102-0000422

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:	**Map and Parcel:**
7395 Old Harding Pike Nashville, TN 37221	142-066.01

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **WELTON INVESTMENTS, LLC,** a Tennessee limited liability company, hereinafter called

25815SP

"**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **BEST AMERICAN, LLC,** an Ohio limited liability company, hereinafter called "**GRANTEE,**" its successors and assigns, certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land lying and being in the 9th Civil District of Bellevue, Davidson County, Tennessee, described according to a survey made by Barge, Waggoner and Sumner, Inc., Engineers, dated January 22, 1965, as follows:

Beginning at an iron spike in the center line of Old Harding Pike, 147.00 feet east from the east right-of-way of the Louisville & Nashville Railroad, being the northwest corner of this tract and the northeast corner of the Depot Lot at Bellevue, Tennessee; thence with the center of said Old Harding Pike, North 49° East 171.57 feet to a point in the northwest corner of the tract that was conveyed to Aline Forehand Ethridge; thence along said Ethridge's west line, South 55° 29' East a distance of 269.11 feet to the north line of the property that was conveyed to Willie M. Fussell by deed of record in Book 1302, page 89, Register's Office for Davidson County, Tennessee; thence along Fussell's northerly line and along the northerly line of the property that was conveyed to Earl Carter and wife, by deed of record in Book 2158, page 99, said Register's Office; thence South 46° 16' West 170.66 feet to an iron pin which is 35.00 feet northeasterly from the center line of the pavement as existing of Bellevue Road; thence South 13° 16' West 19.20 feet to an iron pin in the northeasterly margin of said Bellevue Road; thence with the margin of the same, North 40° 35' West 30.91 feet to an iron pin, the P.C. of a curve; thence with said curve, in a northwesterly direction, having a radius of 306.50 feet, a tangent of 39.54 feet, a distance of 78.64 feet; thence North 55° 17' West a distance of 176.63 feet to the point of beginning.

Being part of the same property conveyed to Welton Investments, LLC, a Tennessee limited liability company, by Special Warranty Deed from Phillips Petroleum Company, a Delaware corporation, of record in Book 10903, page 271, Register's Office for Davidson County, Tennessee.

This is improved property known as 7395 Old Harding Pike, Nashville, TN 37221.

The conveyance of the above described parcel of land is subject to the following:

1. 2012 Metropolitan Nashville/Davidson County real property taxes have been paid and prorated between the parties. Taxes and assessments for subsequent years are assumed by Grantee.

2. Easement granted to BellSouth Telecommunications, Inc., a Georgia corporation, d/b/a AT&T Tennessee, of record as Instrument No. 20090619-0057419, Register's Office for Davidson County, Tennessee.

3. Survey Number 208-0598, revised 04/08/98, prepared by Wamble & Associates, PLLC, Surveyors, indicates the following: (a) Power pole and power line within southerly boundary of subject property.

4. Any and all zoning regulations, building restrictions, setback lines, if any, and any easements and rights of ways for public utilities applicable to this property.

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 assigns, forever; and Grantor does 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, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through 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.

WITNESS its hand this 13th day of December, 2012.

WELTON INVESTMENTS, LLC, a Tennessee limited liability company

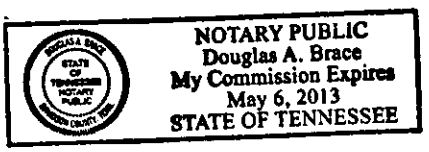
BY: _____ - Managing Ptr.

John B. Jewell, IV, Managing Partner

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared John B. Jewell, IV, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Managing Partner of **WELTON INVESTMENTS, LLC,** a Tennessee limited liability company, and that he as Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as said Managing Partner.

Witness my hand and seal, the day and year first above written.



NOTARY PUBLIC

My Commission Expires:_____

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