STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$158,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 28th DAY OF December, 2012.

Notary Public
MY COMMISSION EXPIRES: 9/4/2014
File No. G12-5536D

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
TRUDY MILLIKEN

BILL GARRETT, Davidson County
Trans:T20130000502 DEEDWARR
Recvd: 01/03/13 09:10 3 pgs
Fees:18.00 Taxes:584.60
20130103-0000606

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Skyline Commercial Properties, GP (NAME)	SAME (NAME)	41-8-24, 25, and 26
1140 Cotton Harris Road (STREET ADDRESS)	1140 Cotton Harris Rd (STREET ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Joelton, TN 37080 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Patricia Frensley, Executor for The Estate of Mary Frances King,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Skyline Commercial Properties, GP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Map/Parcels 41-8-24

Lot 8
Commencing at a railroad spike (new) in the westerly margin of Dickerson Pike, a corner to James Hickman (Deed No. 20120612-0051107), thence, N 23°50'35" E a distance of 199.98 feet to an iron pin (new), a corner to Lot 7 this survey, and in the margin of said Dickerson Pike, the point of beginning; thence, leaving said Dickerson Pike, N 64°34'23" W, a distance of 475.70 feet to an iron pin (old), a corner to SFX Operating Company of Tennessee, Inc. (Deed Book 11302, page 459), a corner to Lot 7 this survey; thence, N 10°14'10" E a distance of 100.83 feet to an iron pin (old), a corner to SFX Operating Company of Tennessee, Inc., and a corner to Lot 9 this survey; thence, S 64°51'27" E a distance of 499.37 feet to an iron pin (new) in the westerly margin of Dickerson Pike; thence, with said Dickerson Pike, S 23°50'35" W, a distance of 99.83 feet to the point of beginning, containing 1.10 acres according to a survey by Ray G. Cole, Tennessee Registered Land Surveyor No. 924, dated November 1, 2012.

BEING a portion of the same property conveyed to Mary F. King from Charles J. Resha, Jr. and wife, Jenney A. Resha, by Deed dated July 2, 1986, in Book 6908, Page 94, in the Register's Office for Davidson County, Tennessee.

Map/Parcel 41-8-26

Lot 6
Beginning at a railroad spike (new) in the westerly margin of Dickerson Pike, a corner to James Hickman (Deed No. 20120612-0051107), and being the most southeast corner of this lot; thence, leaving said Dickerson Pike, N 64°34'11" W a distance of 464.34 feet to an iron pin (old), a corner to said Hickman, and a corner to SFX Operating Company of Tennessee, Inc. (Deed Book 11302, page 459); thence, N 22°32'35" E a distance of 100.74 feet to an iron pin (old), a corner to SFX Operating Company of

Tennessee, Inc. and a corner to Lot 7 this survey; thence, S 64°29'07" E a distance of 466.65 feet to an iron pin (new), a corner to Lot 7 and in the westerly margin of Dickerson Pike; thence, with Dickerson Pike, S 23°50'35" W a distance of 99.96 feet to the point of beginning, containing 1.07 acres according to a survey by Ray G. Cole, Tennessee Registered Land Surveyor No. 924, dated November 1, 2012.

Map/Parcel 41-8-25

Lot 7
Commencing at a railroad spike (new) in the westerly margin of Dickerson Pike, a corner to James Hickman (Deed No. 20120612-0051107), thence, N 23°50'35" E a distance of 99.96 feet to an iron pin (new), a corner to Lot 6 this survey, and in the margin of said Dickerson Pike, the point of beginning; thence, leaving said Dickerson Pike, N 64°29'07" W, a distance of 466.65 feet to an iron pin (old), a corner to SFX Operating Company of Tennessee, Inc. (Deed Book 11302, page 459); thence, N 18°38'13" E a distance of 99.97 feet to an iron pin (old), a corner to SFX Operating Company of Tennessee, Inc., and a corner to Lot 8 this survey; thence, S 64°34'23" E a distance of 475.70 feet to an iron pin (new), a corner to Lot 8 in the westerly margin of Dickerson Road; thence, with said Dickerson Pike, S 23°50'35" W, a distance of 100.02 feet to the point of beginning, containing 1.08 acres according to a survey done by Ray G. Cole, Tennessee Registered Land Surveyor No. 924, dated November 1, 2012.

Being the same property conveyed to Mary Frances King from Roger K. Garner, Lonnie B. Garner, Timothy J. King and Patricia Kay Frensley by Quit Claim Deed December 1, 1983, and as of record in Book 7544, page 744, said Register's Office.

Mary F. King having since died testate May 9, 2012. Pursuant to the Last Will and Testament and Codicil of Mary Frances King as probated in 12P1202. Patricia Frensley, Executor is hereby authorized and empowered to sign for the subject transfer. Lonnie Garner and Roger Garner joins in this conveyance for the purpose of conveying any interest they may have in said property.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 2035, page 276, Register's Office for Davidson County, Tennessee.

2. Easement for sanitary sewers and/or storm drainage as recorded in Book 6186, page 268, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 0 Dickerson Pike, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 28th day of December, 2012.

Lonnie Garner — December 28, 2012 Date

Roger Garner — December 28, 2012 Date

Patricia Frensley, Executor for The Estate of Mary Frances King

December 28, 2012
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Lonnie Garner, Roger Garner, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of December, 2012.

My Commission Expires: 9/11/2014

Notary Public

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Patricia Frensley, Executor for The Estate of Mary Frances King, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of December, 2012.

My Commission Expires: 9/11/2014

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066