This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
TEC EWING PARTNERS 4421 Sheppard Place Nashville, Tennessee 37205 Attn: Truitt Ellis	SAME	Map and Parcels: 093-14-0-324.00 093-14-0-325.00 093-14-0-329.00 093-14-0-330.00 093-14-0-335.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **L & L ENTERPRISES, LLC,** a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **TEC EWING PARTNERS,** a Tennessee general partnership (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the 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, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. 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, whomever.

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.

BILL GARRETT, Davidson County
Trans:T20130013250 DEEDWARR
Recvd: 02/15/13 14:43 6 pgs
Fees:33.00 Taxes:2756.50
20130215-0015881

WITNESS Grantor's hand, this 14th day of February, 2013.

L & L ENTERPRISES, LLC, a Tennessee limited liability company

By: _____
H. DAVID LANGHANS, Member

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public, H. David Langhans, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged he is a Member of L & L ENTERPRISES, LLC, a Tennessee limited liability company, and is authorized by the company to execute this instrument on behalf of the company.

Witness my hand, at office, this 14th day of February, 2013.

_____
NOTARY PUBLIC

My Commission Expires: 3-9-2013

GLORIA J. RILEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

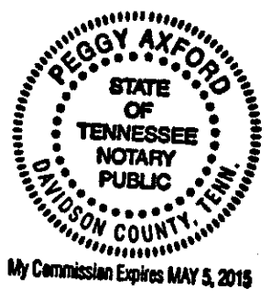
STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $745,000.00.

Affiant

Subscribed and sworn before me this 15th day of February, 2013.



NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT "A"
Legal Description

Tract 1 (Map 093-14-0, Parcels 324 and 325)

Beginning at a railroad spike in the south line of Fogg Street, said spike being fifty (50) feet northeastwardly from and at right angles to the centerline of said main tract; thence South 48° 43' 17" East, along a line fifty (50) feet northeastwardly from and parallel to the centerline of said main tract a distance of one hundred seventy-eight and twenty-nine hundredths (178.29) feet to an iron post, said post being the southwest property corner of Galbreath; thence North 1° 16' West, along the west property line of Galbreath, one hundred twenty and fifty-six (120.56) feet to an iron post in the south line of said Fogg Street; thence South 88° 44' West, along the south line of said Fogg Street a distance of one hundred thirty-one and thirty-five (131.35) feet to the point of beginning, containing 7,917.19 square feet.

Tract 2 (Map 093-14-0, Parcels 329)

Being Lot No. 37 on the Map of Ewing and Wetmore's Plan of Lots, as of record in Book 14, pages 202 and 203, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. Said Lot 37 fronts 31 feet on the south side of Fogg Street and runs back between parallel lines, 130 feet to an alley.

Tract 3 (Map 093-14-0, Parcels 330)

Being Lot No. 36 on the Map of Ewing and Wetmore's Plan of Lots, as of record in Book 14, page 202 and 203, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Tract 4 (Map 093-14-0, Parcels 335)

Being part of Lots No. 77, 78, 79, 80, 81, 82, 83 and 87, and all Lots Nos. 84, 85, and 86, and part of an alley lying west of Lots Nos. 84-87 and east of Lot No. 83; and as shown on Map of Ewing and Wetmore's Addition of record in Book 14, Pages 202 and 203, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the westerly margin of Ewing Avenue at the northeast corner of Lot No. 84, in the southerly margin of an alley; thence with the southerly margin of said alley, westwardly 359.00 feet to an iron pin in the easterly right-of-way line of the former N.C. & St. Louis Railway; thence along said right-of-way line southeasterly 90 feet more or less, to the right-of-way of a railroad spur track; thence eastwardly with said spur tract 265 feet, more or less, and with a curve

to the left to the westerly margin of Ewing Avenue; thence northwardly along westerly margin of said street 84.5, more or less, to the point of beginning;

The above Tracts 1-4 being the same property conveyed to L & L Enterprises, LC, a Tennessee limited liability company, by deed of record in Instrument No. 20070215-0019094, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Current taxes for the year 2013, a lien not yet due and payable.

2. Right of Way and Easements of record in Book 2147, Page 567, Register's Office for Davidson County, Tennessee.

3. Easements retained and maintained in Ordinance Nos. 54-386 and 54-387 and of record in Book 54, Page 37 and Book 54, Page 38, Register's for Davidson County, Tennessee.

4. Title to that portion of the premises, if any, embraced within the charter right-of-way of CSX Railroad.