This Instrument Prepared By (and return to):
John T. Cook, Esq.
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20140064674 DEEDWARRSP
Recvd: 09/02/14 09:08 4 pgs
Fees:23.00 Taxes:2331.00
20140902-0079479

File #25839
Box #14

NEW OWNER	SEND TAX BILL	MAP / PARCEL
2620 Associates, L.P. 2900 Lebanon Road Suite 200 Nashville, TN 37214	Same	095-04-0/027-00

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 of which is hereby acknowledged, the undersigned, **FASCO, INC.**, a Tennessee corporation, (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents do transfer and convey unto **2620 ASSOCIATES, L.P.**, a Tennessee limited partnership (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit A.

BEING part of the same property conveyed to FASCO, Inc., a Tennessee corporation, f/n/a Farrar Service Co., Inc., by Warranty Deed from John W. Evans, Jr., and wife, Frances M. Evans, and Leland E. Griffith and wife, Florence I. Griffith, dated August 15, 1955, of record in Book 2447, Page 235, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 2620 Lebanon Pike, Nashville, Tennessee 37214.

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 covenants 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 except as set forth on the attached Exhibit B; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this the 29th day of August, 2014.

FASCO, INC., a Tennessee corporation

By: Harwell M. Farrar Jr.
Name: Harwell M. Farrar, Jr.
Its: President

STATE OF Wyoming]
COUNTY OF Teton]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **HARWELL M. FARRAR, JR.**, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President of **FASCO, INC.**, a Tennessee corporation, 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 by himself as President.

WITNESS my hand, at office this 29th day of August, 2014.

ERIC STIBAL NOTARY PUBLIC
COUNTY OF TETON STATE OF WYOMING
MY COMMISSION EXPIRES JUNE 17, 2015

Notary Public
My Commission Expires: 6-17-2015

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $630,000.00.

Affiant

Subscribed and sworn to before me this 29th day of August, 2014.

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

Notary Public
My Commission Expires:

EXHIBIT A
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being part of Lot No. 100 on the Map of Bluefields, as of record in Book 843, Page 16, Register's Office for Davidson County, Tennessee, being more particularly described as follows, according to an ALTA As-Built Survey by Philip Holmes, Jr., TNRLS# 1728, dated 5/18/14, File No. 14009:

BEGINNING at a concrete Tennessee Department of Transportation monument found in the northerly margin of the Right-of-Way of Lebanon Pike, approximately 526.44 feet east of the intersection between Lebanon Pike and Old Lebanon Road;

Thence, with the northerly margin of Lebanon Pike, North 81 degrees 44 minutes West, 296.44 feet, more or less, to a point;

Thence, leaving the northerly margin of Lebanon Pike, North 14 degrees 25 minutes 21 seconds East, 48.19 feet, more or less, to a point in the southerly margin of Old Lebanon Road;

Thence, with the southerly margin of Old Lebanon Road, North 86 degrees 45 minutes East, 287.11 feet, more or less, to a point being Abutrab's northwest corner as described in the deed of record in Instrument No. 20101213-0098942, Register's Office for Davidson County, Tennessee;

Thence, with Abutrab's westerly line, South 3 degrees 15 minutes East, 86.99 feet, more or less, to a point;

Thence, North 81 degrees 44 minutes West, 7.42 feet, more or less, to a point;

Thence, South 8 degrees 16 minutes West, 20.00 feet, more or less, to the point of beginning.

BEING part of the same property conveyed to FASCO, Inc., a Tennessee corporation, f/n/a Farrar Service Co., Inc., by Warranty Deed from John W. Evans, Jr., and wife, Frances M. Evans, and Leland E. Griffith and wife, Florence I. Griffith, dated August 15, 1955, of record in Book 2447, Page 235, Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED ENCUMBANCES

(a) Taxes for the year 2014 and subsequent years, a lien not yet due and payable. Grantee assumes all responsibility for 2014, and all subsequent years' real property taxes.

(b) All matters shown on the Plan of record in Book 843, Page 16, Chancery Court for Davidson County, Tennessee.