THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

26479-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Lone Oak, LLC 4910 Atwood Drive Nashville, Tennessee 37220	New Owner	091-02-0/288-00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **MALCOLM L. MIMMS**, and wife, **PAULA H. MIMMS**, (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents does transfer and convey unto **LONE OAK, LLC**, a Tennessee limited liability company, (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described on Exhibit A attached hereto.

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 Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit B; and Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 15th day of October, 2014.

Malcolm L. Mimms

Paula H. Mimms

BILL GARRETT, Davidson County
Trans:T20140077951 DEEDWARR
Recvd: 10/16/14 09:20 4 pgs
Fees:23.00 Taxes:1202.50
20141016-0095490

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **MALCOLM L. MIMMS**, and **PAULA H. MIMMS**, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 15th day of October, 2014.

Notary Public
My Commission Expires:

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

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me this
15th day of October, 2014.

Notary Public
My Commission Expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT A
Legal Description

LAND in Davidson County, Tennessee, being part of Block "H" on Plan No. 2, West Nashville, as of record in Book 57, Page 172, Register's Office for said County. Said part of Block "H" being described as follows:

Beginning at the northwest corner of New York and 55th Avenue, North, formerly 14th Street;

Thence, with the northerly margin of New York Avenue, westwardly 160 feet;

Thence, northwardly 150 feet to the southerly margin of an alley;

Thence, with same, eastwardly 29 feet to the southwesterly margin of the right-of-way of the Nashville Railway and Light Company's property;

Thence, with the same, southeastwardly 166.8 feet, more or less, to the westerly margin of 55th Avenue North;

Thence, with the same, southwardly 50 feet, more or less to the beginning.

TOGETHER with the adjoining part of a street that was closed by Metropolitan Ordinance Bill No. 56-109.

BEING all of the same property conveyed to Industrial Specialties, Inc., incorrectly referred to as Industrial Specialties Co., Inc., by Installment Deed dated October 3, 1977 from Annie McClearen, of record in Book 5229, Page 701; and further conveyed to Malcolmn Mimms and Paula Mimms by Quitclaim Deed dated August 22, 2000 from Ronnie D. Mimms, sole owner of Industrial Specialties, Inc., of record in Instrument No. 20010927-0104600, Register's Office for Davidson County, Tennessee, and further conveyed by Quitclaim Deed dated October 7, 2014, recorded October 8, 2014, of record in Instrument No. 20141008-0093149, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2015 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2015, and all subsequent years' real property taxes.

2. All matters shown on the Plan of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

3. Easements retained in Metropolitan Ordinance Bill No. 56-109.