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

26056-6
BOX-14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
BUY WHOLESALE, INC. 4117 Hillsboro Pike Suite130-131 Nashville, TN 37215	New Owner	105-04-0-067-00

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, **JKN Partnership,** a Tennessee General Partnership (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **BUY WHOLESALE, INC.** a Tennessee Corporation, (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described on Exhibit A attached hereto.

Being all of the same property conveyed to JKN Partnership, a Tennessee General Partnership comprised of Jeana Carlock, Karen Carlock, and Norman Hayes Carlock by Quitclaim Deed dated July 18, 2012, from Norman Hayes Carlock (and as devisee) and Phillip N. Duncan Co-Executors of the estate of E. Hutchison Carlock, deceased; Larry Carter who succeeded Joe Kraft upon his death as Trustee of that certain trust established by E. Hutchison Carlock by agreement dated December 31, 1991 for the benefit of Karen Carlock Crowley (now Karen Carlock) and Jeana Carlock Hicks (now Jeana Carlock); and Karen Carlock and Jeana Carlock each individually, of record in Instrument No. 20120723-0064722, Register's office for Davidson County, Tennessee.

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 whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 2nd day of February, 2015.

JKN Partnership, a Tennessee General Partnership

By: Norman Hayes Carlock
Norman Hayes Carlock, Managing Partner

BILL GARRETT, Davidson County
Trans:T20150009083 DEEDWARR
Recvd: 02/05/15 09:05 5 pgs
Fees:28.00 Taxes:1757.50
20150205-0010819

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Norman Hayes Carlock,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Managing Partner of **JKN Partnership,** a Tennessee General Partnership, the bargainor, and who acknowledged that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership as such Managing Partner.

WITNESS my hand, at office this 2nd day of February, 2015.

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 $475,000.00.

Affiant

Subscribed and sworn to before me this
2nd day of February, 2015.

Notary Public
My Commission Expires:

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

EXHIBIT A

Legal Description

TRACT I

Land in Davidson County, Tennessee, being Lots Nos. 449 and 450 in Maury and Claiborne's Addition and 25 feet of ground to the west thereof, as of record in Book 21, Pages 84 and 5, Register's Office for said County.

Said lot of ground fronts 125 feet on Perkins Street and Runs back between parallel 120 feet, more or less, to a 12 foot alley. Said lots being situated on the northeast corner of Perkins Street and Lincoln Avenue.

TRACT II

Land in Davidson County, Tennessee, being Lot No. 448 in Maury and Claiborne's Addition, as of record in Book 21, Pages 84 and 5, Register's Office for said County.

Tract III

Land in Davidson County, Tennessee, being part of Lot No. 439 in Maury and Claiborne's Addition and 25 feet of ground to the west thereof, as of record in Book 21, Pages 84 and 85, Register's Office for said County and part of a 25-foot strip lying between the westerly line of said Lot. No. 439 and the easterly margin of Lincoln Avenue, as now established, described together as follows:

Beginning on the easterly margin of Lincoln Avenue at its intersection with the southerly margin of Lafayette Street, as widened; thence with the easterly margin of Lincoln Avenue, southwardly 111 feet 7 inches, more or less, to the northerly margin of an alley; thence with said alley, eastwardly 33 feet 3 inches to the southwest corner of the property conveyed to John Goodloe and wife by deed from mary E. Lynch, of record in Book 65, Page 375, said Register's Office; Thence with the westerly line of said Goodloe property, northwardly 119 feet 1 inch, more or less, to the southerly margin of Lafayette Street, as widened, thence with said Street, westwardly and around a curve southwestwardly, in all 58 feet, more or less , to the beginning.

Tract 4

Land in Davidson County Tennessee being part of Lot No. 439 Land in Davidson County, Tennessee, being part of Lot No. 439 in Maury and Claiborne's Addition, as of record in Book 21, Pages 84 and 85, Register's Office for said County and described as follows:

Beginning on the southerly margin of Lafayette Street, as widened, at a point 16 feet south of the original north line of Lot No. 439, said point being also 2 feet west of the west line of Lot No. 440; thence in a parallel with and 2 feet west of the west line of Lot No. 440, southwardly 112 feet to the northerly margin of an alley; thence with the same, westwardly 34 feet 2 inches; thence northwardly 119 feet 1 inch, more or less, to the southerly margin of Lafayette Street, as widened; thence with the same, eastwardly 34 feet 4 inches to the beginning.

Tract 5

Land in Davidson County, Tennessee, being the westerly one half of Lot No. 440 on a map of Maury and Claibirne's Addition to South Nashville, as of record in Book 21, Pages 84 and 85, Register's Office for said County.

Said part of Lot No. 440 fronts 31-1/2 feet on the southerly side of Lafayette Street or Murfreesboro Road, as widened, and runs back 110 feet, more or less, on the westerly line and 109 feet, more or less, on the easterly line to an alley, measuring 29-1/2 feet, more or less, thereon.

Tract 6

Land in Davidson County, Tennessee, bounded on the north by Lafayette Street, on the east by Corenswet Property, on the south by Perkins Street and on the west by the Carlock Property and an alley more particularly described as follows:

Beginning at an iron pin on the southerly margin of Lafayette Street, 243.85 feet westerly of Lewis Street; thence, leaving Lafayette Street, S 10 degreed 15 minutes 25 seconds W, 210.49 feet to an iron pin on the northerly margin of Perkins Street; thence with Perkins Street, N 81 degrees 43 minutes 07 seconds W, 57.66 feet to an iron pin; thence, leaving Perkins Street, N 07 degrees 51 minutes 22 seconds W, 39.78 feet to an iron pin; thence, with the easterly margin of an alley, N 05 degrees 46 minutes 51 seconds E, 107.90 feet to an iron pin on the southerly margin of Lafayette Street; thence with said southerly margin, S 66 degrees 55 minutes 51 seconds E, 114.14 feet to the point of beginning, according to a boundary survey by Charles B. Moseley, Jr., Registered Land Surveyor No. 778, dated August 30, 1993.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2014 and subsequent years, a lien not yet due and payable.

2. All matters shown on the plan of record in Book 21, Pages 84 and 85 in the Register's Office for Davidson County, Tennessee.

3. Lease Agreement by and between E. Hutchison Carlock and Music City Record Distributors, Inc., dated September 17, 1969, of record in Book 4371, Page 24, Register's Office for Davidson County, Tennessee.

4. Permanent Easement Agreement to Nashville Gas Company of record in Book 9602, Page 298, Register's Office for Davidson County, Tennessee.

5. Easements retained in the closing of several alleys of record in Metropolitan County Council Bill Nos. 085-935 and 093-526.

6. Easements for cut slope in Minute Book 41, Page 261 and Minute Book 26, Pages 461 and 462 and stated in the deed of record in Instrument No. 20120723-0064722, Register's Office for Davidson County, Tennessee.