THIS INSTRUMENT WAS PREPARED BY:

PAULUS & DOLAN, PLLC
ONE BELLE MEADE PLACE, SUITE 204
4400 HARDING ROAD
NASHVILLE, TENNESSEE 37205

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THIS ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 610,524

Dan Paulus
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF February

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-3-17

NOTARY PUBLIC
DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20160012466 DEEDWARR
Recvd: 02/16/16 11:12 2 pgs
Fees:13.00 Taxes:2258.94
20160216-0014278

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
United Southern Corporation c/o Heard Ary, LLC 303 Williams Avenue Park Plaza, Ste. 101 Huntsville, AL 35801	SAME	Map: 82.6 Parcel: Part of 77

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **FS & S Partnership, a Tennessee General Partnership**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto United Southern Corporation, hereinafter called Grantee, its successors and assigns, a certain tract or parcel of land, together with all improvements constructed thereon, located in Davidson County, Tennessee, and being more fully described as follows to wit:

Land situated in the 5th Councilmanic District of Davidson County, Tennessee, being Lot No. 1 on the Plat of Dunlap & Kyle's Resubdivision of the Nashville Housing Authority Subdivision of record in Instrument No. 20011031-0118522, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to FS&S Partnership, a Tennessee general partnership, by deed from Dunlap & Kyle Tire Co., Inc. of record in Instrument No. 20011105-0121174, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters set forth in Exhibit A.

This is (X) improved (___) unimproved property, located at 808 North First Street (a/k/a Dickerson Pike), Nashville, Davidson County, Tennessee 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 GRANTEE, its successors and assigns forever; and Grantor does covenant with the said GRANTEE that it is 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 it further covenant and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. (except as to those matters set forth on Exhibit A, to which this conveyance is expressly made subject), but not further or otherwise. Wherever 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 hand this 1st day of July 2014.

FS&S Partnership

By: Paul W Smith

Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Dan Paulus, a Notary Public in and for said County and State, personally appeared the within named Paul W. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an authorized representative of FS&S Partnership, the within named bargainor, and that he as authorized representative, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as an authorized representative, and that he was duly authorized thereunto.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of July 2014.

DAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires 11/3/15