This document prepared by (and after recording return to):

Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**MAR-2880P**

BILL GARRETT, Davidson County
Trans:T20160014410 DEEDWARR
Recvd: 02/22/16 12:47 3 pgs
Fees:18.00 Taxes:2775.00
20160222-0016669

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Larry's Country Diner, LLC,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **The Tennessee Credit Union, a Tennessee Corporation**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Parcel No. 1:
Being in the City of Nashville, County of Davidson, State of Tennessee, as follows:
Beginning at a concrete monument at the northwest intersection of Harpeth Valley Road and U.S. Highway N. 70; thence with the north margin of said highway N 89 deg 42' W 57.1 feet to a concrete monument at an offset in the right-of-way line of said highway; thence with said offsets S 10 deg 45' W 36 feet to the north margin of U.S. Highway No. 70; thence continuing along said highway with the arc of a curve having a radius of 948.9 feet 276.02 feet to an iron pin; thence with a line parallel to and 75 feet westerly from the westerly margin of a T.V.A. transmission line N 29 deg 58' W 185.02 feet to an iron pin; thence N 32° 10' E 335.2 feet to a concrete monument in the south line of Bellevue Manor Subdivision; thence with said subdivision N 89 deg 45' E 217.7 feet to a concrete monument in the west margin of Harpeth Valley Road; thence with said road S 11 deg 52' E 162.2 feet to the beginning of a curve and continuing with said road along the arc of a curve having a radius of 634.54 feet, 262.79 feet to the beginning. The westerly 75 feet of this conveyance is subject to any restrictions placed thereon by the Tennessee Valley Authority, as of record in Book 3572, Page 251, said Register's Office, and further subject to a 2 foot easement for a private water line extending west from Harpeth Valley Road 2 feet south of a line previously described herein as being N 89 deg 45' E 217.7 feet.

Parcel No. 2:
Land in Davidson County, Tennessee, described as follows:
From a concrete monument in the southwest corner of Lot No. I of Bellevue Manor Subdivision go S 29 degrees-52 minutes-12 seconds-W for 255.68 feet along the line of Polk to the Point of beginning; thence S-29 degrees-52 minutes-12 seconds-W for 14.78 feet to an iron pin, thence S 15 degrees-33 minutes-50 seconds-E for 217.96 feet to an iron pin in the Northern R.O.W. of U.S. Highway 70 S; thence easterly with the R.O.W. curve for 73.96 feet to an iron pin, said curve having a radius of 948.9 feet, a deflection angle of 4 degrees-27 minutes-57 seconds RT, a tangent length of 37.00 feet, a chord length of 73.94

feet, and a chord bearing of N-87 degrees-02 minutes-19 seconds-E; thence N-29 degrees-5 I minutes-40 seconds-W for 252.29 fact to the Point of Beginning; said property containing 0.217 acres, more or less.

Being the same property conveyed to Larry's Country Diner, LLC by Quitclaim Deed from Loren L. Black, dated 03/06/2014 and filed for record on 03/14/2014 as Instrument Number 20140314-0021542, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Loren L. Black by Deed from Ted R. Potter and Patsy E. Potter, Trustees of the Ted and Patsy Potter Trust, recorded on 12/20/2012 as Instrument Number 20121220-0117572, Register's Office for Davidson County, Tennessee.

MAP AND PARCEL: 12700008600
This is property also known as 7734 Highway 70 South, Nashville, Tennessee, 37221.

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 18 day of ~~January~~ FEB, 2016.

Larry's Country Diner, LLC -Grantor

By: _____
Loren L. Black

Its: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Loren L. Black, the Sole Member of Larry's Country Diner, LLC, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 18th day of ~~January~~ FEBRUARY, 2016.

Patti A. Brown
NOTARY PUBLIC

PATTI A. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires October 18, 2016

My Commission Expires: 10/18/2016

Grantee(s) Name, Address:	Send Tax Statement To:
The Tennessee Credit Union	New Owner
1400 8th Avenue S.	
Nashville, TN 37203	

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$750,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 18th day of ~~January~~ FEBRUARY, 2016.

Affiant

Patti A. Brown
Notary Public

PATTI A. BROWN STATE OF TENNESSEE NOTARY PUBLIC (Seal) DAVIDSON COUNTY
My Comm. Expires October 18, 2016

My commission expires:
10/18/2016