THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, P. O. Box 774, KINGSTON SPRINGS, TENNESSEE 37082

BILL GARRETT, Davidson County
Trans:T20160017273 DEEDWARR
Recvd: 03/02/16 14:06 4 pgs
Fees:23.00 Taxes:6752.50
20160302-0020052

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration of value, whichever is greater, for this transfer is $1,825,000.00.

Howard Ray Strickland
Affiant

Subscribed and sworn to before me this the 23rd day of February, 2016.

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

My Commission Expires: 7-24-2019

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
Commercial Properties, Inc. P. O. Box 210999 Montgomery, AL 36121	Same	Map 071-14-0 Parcels 204.00 & 225.00

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 consideration the receipt of which is hereby acknowledged, **we, Howard Ray Strickland and wife, Helen J. Strickland,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Commercial Properties, Inc., an Alabama corporation**, hereinafter called the Grantee, its succesors and assigns, a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit "A" Attached Hereto And Incorporated By Reference Herein

2016 Metropolitan Government taxes represent a lien, not yet due and payable, and have this day been prorated between the parties and the Grantee shall be responsible for payment thereof when hereafter due and payble.

Howard Ray Strickland is one and the same person as Howard R. Strickland.

This is improved commercial property known as 1310 Vashti Street, Nashville, TN 37207, and 1320 Vashti Street, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, its successors and assigns, forever; and we do covenant with the said GRANTEE that we arelawfully 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 above, and I do further covenant and bind myself, my heirs 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. Whenever 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 23rd day of February, 2016.

Howard Ray Strickland
HOWARD RAY STRICKLAND

Helen J. Strickland
HELEN J. STRICKLAND

STATE OF TENNESSEE
COUNTY SUMNER

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Howard Ray Strickland and wife, Helen J. Strickland, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 23rd day of February, 2015.

NOTARY PUBLIC

My Commission Expires: 7-24-2019

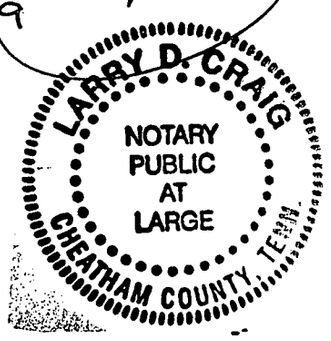


EXHIBIT "A" – LEGAL DESCRIPTION TO WARRANTY DEED

Tract No. 1: Map & Parcel 071-14-0, 204.00 (1310 Vashti Street)

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot Nos. 191, 192, 193, 194, 195 and all of Lot No. 190, except the southeasterly triangle part, that was conveyed to the State of Tennessee by deed of record in Book 3127, Page 95, Register's Office for Davidson County, Tennessee, as set forth on the Map of J.B. Haynie's Gladstone Addition, as of record in Book 161, Pages 10 and 11, said Register's Office to which plan reference is hereby made for a more complete description; and being the northerly part of Lot No. 189 on the Map of J.B. Haynie's Gladstone Addition, of record in Book 161, Pages 10 and 11, Register's Office for Davidson County, Tennessee, with said part of Lot No. 189 fronts 40 feet on the southerly side of Victoria Street and runs back between lines 50 feet on the easterly side and 86 feet on the westerly side to a line in the rear on which it measures 53 feet thereon.

BEING the same property conveyed to Howard Ray Strickland and wife, Helen J. Strickland by deed from Josie Earl Harrison of record in Book 9616, Page 156, Register's Office for Davidson County, Tennessee;

and

Two tracts or parcels of land described as being parts of Lots 187 and 188 of J.B. Haynie's Gladstone Addition, as of record in Book 161, Pages 10 and 11, Register's Office for Davidson County, Tennessee.

Said parts of said lots total, by calculation, .01 acres as to part of Lot No. 187 and .03 as as to the part of of Lot No. 188.

BEING the same property conveyed to Howard Ray Strickland and wife, Helen J. Strickland by deed from Book 10149, Page 62, Register's Office for Davidson County, Tennessee.

The enumerated lots or portions thereof are further depicted on the Final Plat of Howard R. Strickland Property Vashti Street in Book 7900, Page 921, said Register's Office.

Also conveyed herewith is the northerly one-half of closed Alley No. 2002, as closed by virtue of Metro Council Bill 083-1169, as formerly abutted the rear of the aforestated lots or portion thereof, and is made a part of this conveyance.

Tract No. 2: Map & Parcel 071-14-0, 225.00 (1320 Vashti Street)

Land in Davidson County, Tennessee, described as follows, to wit:

Being the one-lot subdivision styled Howard R. Strickland Property Vashti Street of record in Book 7900, Page 921, Register's Office for Davidson County, Tennessee (formerly the 19 lots of J. B. Haynie's Gladstone Addition; Lot Nos. 99-106 and 149-157) to which reference is hereby made for a more complete description.

BEING the same property conveyed to Howard Ray Strickland and wife, Helen J. Strickland, by deed of record in Record Book 9415, Page 105; Book 9415, Page 105 and in Book 9604, Page 1, Register's Office for Davidson County, Tennessee;

and

BEING Lot No. 148 on the Map of J.B. Haynie's Gladstone Addition of record in Book 161, Pages 10 and 11, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description. INCLUDED in the aforesaid

N.R.S.

description, but EXPRESSLY EXCLUDED THEREFROM is the R.O.W. held by the State of Tennessee for Interstate 265.

BEING the same property conveyed to Howard R. Strickland and wife, Helen J. Strickland by QuitClaim Deed from the Metropolitan Government of Nashville Davidson County, Tennessee, as evidenced of record in Book 9677, Page 867, Register's Office for Davidson County, Tennessee.

Tract 2 encompasses the closed Alley No. 2001, as closed by virtue of Metro Council Bill 083-1169, as set forth on the plan of record (Book 7900, Page 921, RODC, TN) and as formerly abutted the rear of the stated Lot No.148 above, and which is hereby made a part of this conveyance.

Also conveyed herewith said Tract Nos. 1 and 2 is the abandoned R.O.W. of Victoria Avenue as closed by Metropolitan Government Ordinance No. 096-476, as formerly fronted said tracts.

H.R.S.
H.J.S.