Davidson County DEEDWARR
Recvd: 03/18/08 08:08 4 pgs
Fees:22.00 Taxes:0.00
20080318-0026981

Record Book
826 Pg 3564

TAX IDENTIFICATION: Tract I: Map 17, Parcels 38 & 40 - Rutherford County
Tract II: Map 183, Parcel 20 - Davidson County

SEND TAX BILLS TO	NAME AND ADDRESS OF NEW OWNERS
same	Patriot, LLC 1111 Polk Avenue Nashville, Tennessee 37210

STATE OF TENNESSEE	)	Prepared from Information Furnished by the Parties by:
	:ss	**EWING SMITH, JR., Attorney at Law** (sfh)
RUTHERFORD COUNTY	)	201 E. Main St., Ste. 414, Murfreesboro, TN 37130

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, cash in hand paid, receipt and sufficiency of which is hereby acknowledged; we, Faye Toombs, Vester Waldron Family Limited Partnership, a Tennessee limited partnership, and Joyce Waldron, the undersigned Grantors, have this day bargained and sold and do by these presents hereby transfer and convey unto **PATRIOT, LLC**, a Tennessee limited liability company, Grantee, its successors and assigns forever, those certain parcels of real estate situated in the City of Lavergne, in the 3rd Civil District of Rutherford County, Tennessee, and situated in the 31st Councilmanic District, City of Nashville, Davidson County, Tennessee, and being further described as follows, to-wit:

Tract I: Situated in the City of Lavergne, in the 3rd Civil District of Rutherford County, Tennessee, and further described as follows, to-wit:

BOUNDED on the North by the southern right-of-way of Interstate 24; on the East by the western terminus of New Paul Road (60.00' wide), and Cedar Ridge Townhomes (D.B. 516, Pg. 124; Plat Book 14, Pg. 187); on the South by the lands of Crescent Resources, Inc. (D.B. 638, Pg. 374) also known as Lot II, Centerpointe Distribution Park (Plat Book 30, Page 248); and on the west by the Rutherford and Davidson County line or the lands of Mario and Vanessa Childress (Instrument Number 20071108-0131809), the lands of Donald R. and Peggy L. Garner (D.B. 5977, Pg. 531), the lands of Michael B. and Wanda S. Rosinbum (D.B. 5976, Pg. 942), the lands of Charles K. and Anna P. Hinson (Instrument # 20000517-0049509), the lands of Stephen M. and Priscilla J. Speck, (D.B. 5979, Pg. 10), the lands of Harold W. and Mei Tsu Greer (D.B. 5979, Pg. 891), the lands of Stacey L. and Tammy H. Smith (D.B. 8280, Pg. 519), the lands of Charles L. and Nancy M. Burnette, (D.B. 5977, Pg. 500), and the lands of Vester Waldron Family, L.P. (Instrument # 20020225-0023426). All references made herein with the exception of western tracts are of the Register's Office of Rutherford County, Tennessee. All references made to said western tracts are of the Register's Office of Davidson County, Tennessee. Said Tract is more particularly described as follows:

BEGINNING at an iron pin set at the southwest terminus of New Paul Road, said pin being the northwest corner of Cedar Ridge Townhomes, thence with the west line of Cedar Ridge, S 43 deg. 55' 34" W, through an iron pin found at 962.16 feet (the southwest corner of Cedar Ridge), for a total distance of 1,009.04 feet to an iron pin set, said pin being a point in the north line of Crescent Resources and the southeast corner of this tract, thence with the north line of Crescent Resources, N 83 deg. 11' 57" W, 533.12 feet to an iron pipe found; thence N 02 deg. 21' 31" E, 26.06 feet to an iron pin set; thence N 80 deg. 17' 24" W through an iron pin set at 29.65 feet for a total distance of 1,159.67 feet to an iron pin found, said pin being the northwest corner of Crescent Resources, the southwest corner of this tract, the southeast corner of Childress, and the northeast corner of Jeffery A. and Shannon L. Potts (D.B. 11731, Pg. 237), Register's Office of Davidson County, Tennessee; thence with the east line of Childress, N 07 deg. 07' 49" E, 262.39 feet to an iron pin found, said pin being the northeast corner of Childress, and the southeast corner of Garner; thence with the east line of Garner N 07 deg. 08' 09" E, 263.63 feet to an iron pin found, said pin being the northeast corner of Garner, and the southeast corner of Rosinbum; thence with the east line of Rosinbum N 07 deg. 06' 45" E, 260.65 feet to an iron pin found, said pin being the northeast corner of Rosinbum, and the southeast corner of Hinson; thence with the east line of Hinson N 07 deg. 01' 11" E, 257.33 feet to an iron pin found, said pin being the northeast corner of Hinson and the southeast corner

of Speck; thence with the east line of Speck N 07 deg. 12' 13" E, 254.84 feet to an iron pin found, said pin being the northeast corner of Speck, and the southeast corner of Greer; thence with the east line of Greer, N 07 deg. 11' 30" E, 251.74 feet to an iron pin found, said pin being the northeast corner of Greer and the southeast corner of Smith; thence with the east line of Smith N 07 deg. 15' 51" E, 248.64 feet to an iron pin found, said pin being the northeast corner of Smith, and the southeast corner of Burnette; thence with the east line of Burnette N 06 deg. 33' 22" E, 294.67 feet to an iron pin found, said pin being the northeast corner of Burnette, and the southeast corner of Vester Waldron Family, L.P.; thence with the east line of Waldron, N 06 deg. 28' 48" E, 646.86 feet to a cut metal fence post found in the southern right-of-way of Interstate 24, said post being the northeast corner of Waldron, and the northwest corner of this tract; thence with said right-of-way S 42 deg. 37' 33" E, 263.71 feet to a concrete monument found; thence S 37 deg. 49' 49" E, 203.82 feet to a concrete monument found; thence S 44 deg. 24' 15" E, 196.94 feet to a concrete monument found; thence S 47 deg. 01' 34" E, 100.11 feet to a concrete monument found; thence S 42 deg. 44' 35" E, 246.25 feet to a concrete monument found; thence S 42 deg. 23' 48" E, 31.77 feet to a concrete monument found; thence S 41 deg. 10' 20" E, 22.10 feet to a concrete monument found; thence S 37 deg. 55' 35" E, 100.18 feet to a concrete monument found; thence S 42 deg. 39' 36" E, 49.68 feet to a concrete monument found; thence S 46 deg. 53' 29" E, 100.43 feet to a concrete monument found; thence S 42 deg. 32' 32" E, 985.45 feet to a concrete monument found; thence with a curve to the left, having a radius of 11,628.53 feet, an arc length of 756.85 feet, and a chord bearing and distance of S 44 deg. 26' 05" E, 756.72 feet to an iron pin found, said pin being the northeast corner of this tract, and the northwest corner of the terminus of New Paul Road; thence with said terminus, S 43 deg. 55' 34" W, 60.00 feet to the POINT OF BEGINNING, containing 3,910,675 square feet or 89.777 acres, more or less, by a field survey performed on May 31, 2006, by Andrew B. Dimartino, RLS No. 2141, Site Engineering Consultants, Inc., and as updated March 10, 2008.

Tract II.: Situated in the 31st Councilmanic District, City of Nashville, Davidson County, Tennessee, and being further described as follows:

BOUNDED on the North by the southern right-of-way of Interstate 24; on the East by the Davidson and Rutherford County line or the lands of Joyce Waldron (R.B. 39, Pg. 1770); on the South by the lands of Charles L. and Nancy M. Burnette (D.B. 5977, Pg. 500); and on the West by the lands of Raymond D. Wilson (D.B. 6600, Pg. 13). All references made herein, with the exception of the eastern tract are of the Register's Office of Davidson County, Tennessee. All references made to said eastern tract are of the Register's Office of Rutherford County, Tennessee.

BEGINNING at a cut metal fence post found in the southern right-of-way of Interstate 24, said post being the northeast corner of this tract, and the northwest corner of Joyce Waldron, thence with the west line of Joyce Waldron, S 06 deg. 28' 48" W, 646.86 feet to an iron pin found, said pin being the northeast corner of Burnette, and the southeast corner of this tract; thence with the north line of Burnette, N 86 deg. 18' 38" W, 125.49 feet to an iron pin found, said pin being the southeast corner of Wilson and the southwest corner of this tract; thence with the east line of Wilson, N 06 deg. 36' 09" E, 759.31 feet to an iron pin found in the southern right-of-way of Interstate 24, said pin being the northeast corner of Wilson, and the northwest corner of this tract; thence with said right-of-way, S 42 deg. 50' 25" E, 163.13 feet to the POINT OF BEGINNING, containing 87,594 square feet or 2.011 acres, more or less, by a field survey performed on May 31, 2006, by Andrew B. Dimartino, RLS No. 2141, Site Engineering Consultants, Inc., and as updated March 10, 2008.

BEING the same property conveyed from E.O. Sanders et ux to E.W. Waldron, Jr., Vester Waldron, and Roy L. Waldron, by deed appearing of record in Deed Book 158, page 91, of the Register's Office of Rutherford County, Tennessee, and same appearing of record in Book 3854, page 88, of the Register's Office of Davidson County, Tennessee. The said E.W. Waldron, Jr. is now deceased, survived by Faye Toombs, his only child and heir at law. The said Vester Waldron conveyed his interest to Vester Waldron, FLP by deed appearing of record in Record Book 134, page 937, Register's Office of Rutherford County, Tennessee, and in #20020225-002342, Register's Office of Davidson County, Tennessee. The said Roy L. Waldron conveyed his interest to Joyce Waldron, by deed appearing of record in Record Book 39, page 1770, Register's Office of Rutherford County, Tennessee, **(includes Davidson County property), but not recorded in Davidson County Register's office.**

Subject to drainage easements; Sewer Pump Station; Fenceline Encroachment along a portion of the south boundary line; Surveyor's Notes; Sanitary Sewer Easements to City of Lavergne; Billboard Leases to Lamar Advertising and Viacom; to an old lane abandoned; and Tract II has lack of access to any public right-of-way and any

and all other matters, all as shown on unrecorded boundary survey dated June 23, 2006, by Andrew B. Dimartino, RLS # 2141, SEC, Inc., 850 Middle Tennessee Blvd., Murfreesboro, Tennessee.; Subject to 50' Colonial Pipeline Easement located on Rutherford County property, but recorded in Davidson County Register's Office in Deed Book 3616, page 445, and Encroachment Agreement pertaining thereto of record in Book 4338, page 1838, Register's Office of Davidson County, Tennessee; Lack of Access to Interstate 24 conveyed to State of Tennessee of record in Book 2858, page 503, of the Register's Office of Davidson County, Tennessee; Lack of Access to Interstate 24 conveyed to State of Tennessee of record in Book 125, page 497, of the Register's Office of Rutherford County, Tennessee, and to any and all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that it is unencumbered except by lien of the 2008 property taxes, which taxes are being prorated between the parties hereto, the Grantors paying to the Grantee our proportionate share and the Grantee assuming payment thereof.

The undersigned further covenant and bind ourselves, our heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 10 day of March, 2008.

Faye Toombs
FAYE TOOMBS

Vester Waldron Family Limited Partnership

By: BWW, Inc., General Partner

By: Gregory E. Waldron, President

Joyce Waldron
Joyce Waldron

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named FAYE TOOMBS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that she executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee, this the 10 day of March, 2008.

Notary Public

My commission expires: 3-15-08

SUSAN FRITSCHER-HALL
Notary Public At Large
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, GREGORY E. WALDRON, with whom I am personally acquainted, and who upon oath, acknowledged himself to be President of BVW, Inc., a Tennessee Corporation, General Partner of Vester Waldron Family Limited Partnership, the within named bargainor, a limited partnership, and that he as such President of BVW, Inc., General Partner, and with the authority so to do, executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained, by signing the name of the limited partnership by himself as President of BVW, Inc., General Partner of Vester Waldron Family Limited Partnership.

WITNESS MY HAND, and official seal at office in Murfreesboro, Tennessee, this the 10 day of March, 2008.

Notary Public

My commission expires: 3-15-08

SUSAN FRITSCHER-HALL Notary Public At Large RUTHERFORD COUNTY, TN

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named JOYCE WALDRON, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that she executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee, this the 11th day of March, 2008.

Notary Public

My commission expires: 3-15-08

SUSAN FRITSCHER-HALL Notary Public At Large RUTHERFORD COUNTY, TN

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $6,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SWORN to and subscribed before me this the 11th day of March, 2008.

Notary Public

My commission expires: 3-15-08

SUSAN FRITSCHER-HALL Notary Public At Large RUTHERFORD COUNTY, TN

Jennifer M Gerhart, Register
Rutherford County Tennessee
Rec #: 549576
Rec'd: 20.00 Instrument #: 1552022
State: 22200.00
Clerk: 1.00 Recorded
EDP: 2.00 3/12/2008 at 9:23 AM
Total: 22223.00 in
Record Book 826 Pgs 3564-3567