Davidson County DEEDWARR
Recvd: 09/08/08 10:43 2 pgs
Fees:13.00 Taxes:3539.04

20080908-0091605

WARRANTY DEED

23583

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $956,496.61.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th DAY OF September, 2008.

(Affix Seal) Notary Public

My Commission Expires:

DOUGLAS S. HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires JULY 30, 2010

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	
Elite Trailer Sales & Service, Inc.	SAME	
1800 Linder Industrial Drive		Map and Parcel 080-00-0-063
Nashville, TN 37209		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, MARTIN PROPERTIES, L.L.C., a Tennessee limited liability company, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto ELITE TRAILER SALES & SERVICE, INC., a Tennessee corporation, hereinafter called the GRANTEE(S), its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

LAND in the First Civil District of Nashville, Davidson County, Tennessee, being Lot No. 9 and Lot No. 10 on the Plan of LaRoche Industrial Park of record in Book 7900, page 128, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Lots.

BEING the same property conveyed to Martin Properties, L.L.C., a limited liability company, by Quitclaim Deed from Zix, Inc., a Tennessee corporation, of record in Instrument No. 20070501-0051510, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2008 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying its prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 080-00-0-063.
b. All matters appearing on the Plan of LaRoche Industrial Park of record in Plat Book 7900, page 128, Register's Office for Davidson County, Tennessee.
c. 20 foot Colonial Pipeline Company Easement of record in Book 3707, page 98 and Book 4773, page 3, Register's Office for Davidson County, Tennessee (as to Lot 10).
d. Easement for Spur Track or Siding of record in Book 2486, page 598, said Register's Office.
e. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5487, page 280, Register's Office for Davidson County, Tennessee.
f. Deeds of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 8486, page 397, and Book 8486, page 410, Register's Office for Davidson County, Tennessee.
g. Restrictions in Special Warranty Deed of record in Book 9817, page 575, said Register's Office.

This is (X) improved property known as 1800 Linder Industrial Drive, Nashville, Tennessee 37209.

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(S), its successors and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), its successors and assigns, against the lawful claims of all persons whomsoever.

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/our hand(s) this 2nd day of September, 2008:

Martin Properties, L.L.C.

BY: Cheryl Followell

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Cheryl Followell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be president of Martin Properties, L.L.C., the within bargainor, a Tennessee limited liability company, and that he/she as such president, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself/herself as such president.

Witness my hand this 2nd day of September, 2008, in Memphis, Tennessee.

Teresa Griggs
Notary Public

My Commission Expires: Mar. 4, 2009

TERESA GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY