This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch, P.C.
222 2nd Ave. North, Suite 310
Nashville TN 37201

File #2008068

Davidson County DEEDWARR
Recvd: 01/16/09 12:55 2 pgs
Fees:13.00 Taxes:3293.00

20090116-0004292

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) K & S Associates, Inc., a Tennessee corporation	(NAME) Same as new owner	Map & Parcel # or ID# 0951300400
(STREET ADDRESS) 1926 Elm Tree Drive	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville TN 37210	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **S & D Properties, a general partnership,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said**, K & S Associates, Inc., a Tennessee corporation,** Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A CERTAIN TRACT OF LAND IN THE 15TH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF BRILEY PARKWAY AND ELM HILL PIKE, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD), SAID IRON ROD BEING LOCATED IN THE NORTHERN RIGHT-OF-WAY OF ELM TREE DRIVE (A 50 FOOT WIDE RIGHT-OF- WAY), THE SOUTHEAST CORNER OF ASSOCIATED EQUIPMENT RENTAL COMPANY, OF RECORD IN DEED BOOK 5591, PAGE 899, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.,TN), AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,

LEAVING SAID RIGHT-OF-WAY AND WITH THE EASTERN LINE OF SAID ASSOCIATED EQUIPMENT RENTAL COMPANY, NORTH 20 DEGREES 26 MINUTES 16 SECONDS WEST, 270.89 FEET TO A IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH ASSOCIATES (RSA), SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID ASSOCIATED EQUIPMENT RENTAL COMPANY, IN THE SOUTHERN LINE OF 660 MASSMAN DRIVE ASSOCIATES, LLC., AND ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 04 DEGREES 01 MINUTES 15 SECONDS, A RADIUS OF 2285.92 FEET, AN ARC LENGTH OF 160.42 FEET, AND A CHORD OF NORTH 70 DEGREES 47 MINUTES 14 SECONDS EAST, 160.39 FEET; THENCE,

WITH THE SOUTHERN LINE OF SAID 660 MASSMAN ASSOCIATES, LLC., AND ALONG THE ARC OF THE ABOVE DESCRIBED CURVE, 160.42 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RSA, SAID IRON ROD BEING LOCATED IN THE SOUTHERN LINE OF PARSONS NASHVILLE, OF RECORD IN DEED BOOK 11645, PAGE 371, R.O.D.C., TN AND THE NORTHWEST CORNER OF W.W. GRAINGER, INC., OF RECORD IN DEED BOOK 5001, PAGE 96, R.O.D.C., TN; THENCE,

WITH THE WESTERN LINE OF SAID W.W. GRAINGER, INC. FOR THE FOLLOWING TWO CALLS:

1.) SOUTH 11 DEGREES 16 MINUTES 07 SECONDS EAST, 186.17 FEET TO AN IRON ROD (OLD), AND
2.) SOUTH 16 DEGREES 37 MINUTES 05 SECONDS EAST, 88.13 FEET TO A IRON ROD (NEW) WITH A CAP STAMPED RSA, SAID IRON ROD BEING LOCATED IN THE NORTHERN RIGHT-OF-WAY OF SAID ELM TREE DRIVE AND BEING THE BEGINNING OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04 DEGREES 05 MINUTES 40 SECONDS, A RADIUS OF 1748.00 FEET, AN ARC LENGTH OF 124.92 FEET, AND A CHORD OF SOUTH 71 DEGREES 31 MINUTES 09 SECONDS WEST, 124.89 FEET; THENCE,

WITH THE NORTHERN RIGHT-OF-WAY OF SAID ELM TREE DRIVE AND ALONG THE ARC OF THE ABOVE DESCRIBED CURVE, 124.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 38,046 SQUARE FEET, OR 0.87 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES ACCORDING TO A SURVEY BY KEVIN L. BIRDWELL, WHOSE ADDRESS IS RAGAN SMITH ASSOCIATES, INC, 315 WOODLAND STREET, NASHVILLE, TENNESSEE 37206.

BEING THE SAME PROPERTY CONVEYED TO S & D PROPERTIES, A GENERAL PARTNERSHIP FROM S & D PROPERTIES, LLC. BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20030314-0034275 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $890,000.00.

Affiant

Subscribed and sworn to before me this the 16th day of January, 2009.

Notary Public

My commission expires: 10-24-10

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires October 24, 2010

This is improved property known as 1926 Elm Tree Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise.

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 our hand this 16th day of January, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

S & D Properties, a general partnership

By: _____
L. Vivian Denton, general partner

By: _____
Thomas W. Slowey, general partner

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, in and for said County and State, **L Vivian Denton and Thomas W. Slowey,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the general partners of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires October 24, 2010

Witness my hand and official seal at Nashville, Tennessee, this 16th day of January, 2009.

Notary Public
My Commission Expires: 10-24-10

ENCUMBRANCES

1. 2009 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on plan of Resubdivision of Lot 19C, Section 13, Metropolitan Industrial Park, of record in Book 4955, page 104, Register's Office, Davidson County, Tennessee, including a 25-foot easement for railroad and utility easement along rear portion of property, a 50' minimum setback line from Elm Tree Drive, and a 25' x 5' anchor easement on southeast corner (as depicted on survey).
3. Subject to ALTA/ACSM Land Title Survey by Ragan Smith Associates, Inc., dated 10/30/08, by Kevin L. Birdwell, RLTS#1797, shows minimum yard requirements by zoning of front – 35', rear – 20', and no side setback.