THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 22487-6
Davidson County Box
14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
PM Rentals 1800 Supply Road Carterville, Illinois 62918	New Owner	Map 175 Parcel 092

WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged, the undersigned, P AND J PROPERTIES, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PM RENTALS, an Illinois general partnership composed of John W. Payne and J. Neil Martin, hereinafter the Grantee, their successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot 1 on the map entitled Blessing Subdivision, of record in Plat Book 9700, Page 996, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description
>
> BEING the same property conveyed to P and J Properties, LLC, a Tennessee limited liability company, by Deed from Edward W. Haley and Donna C. Haley, of record in Instrument Number 20041018-0124578, Register's Office for Davidson County, Tennessee.
>
> THIS is improved property, known as 4001 Murfreesboro Pike, Antioch, Tennessee 37013.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantor does further covenant and bind itself, its successors and assigns, 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.

BILL GARRETT, Davidson County
Trans:T20100033137 DEEDWARR
Recvd: 06/02/10 09:27 3 pgs
Fees:18.00 Taxes:2960.00
20100602-0042249

IN WITNESS WHEREOF, the Grantor has executed this instrument this 28 day of May, 2010.

P AND J PROPERTIES, LLC
a Tennessee limited liability company

By: John Siddons
John Siddons, Managing Member

STATE OF FLORIDA
COUNTY OF Lee

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Siddons with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Managing Member of P and J Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Managing Member.

WITNESS my hand and official seal at Fort Myers, Florida, this 28 day of May, 2010.

ELIZABETH R. SCHAEFER
Notary Public - State of Florida
My Comm. Expires Apr 18, 2013
Commission # DD 865587
Bonded Through National Notary Assn.

Elizabeth R. Schaefer
Notary Public
My Commission Expires: 4-18-13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $800,000.00

Affiant

Subscribed and sworn to before me this 1 day of June, 2010.

JENNIFER L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Jennifer L Johns
Notary Public
My commission expires 3/7/2011

EXHIBIT "A"
Permitted Encumbrances

(a) Taxes for the year 2010 and subsequent years, not yet due and payable, said taxes having been prorated and assumed by the Grantee.

(b) Matters shown on the plan of record in Book 9700, Page 996, Register's Office for Davidson County, Tennessee.

(c) Matters shown on the ALTA/ACSM Land Title Survey of Lot One Blessing Subdivision, by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. #1512, dated April 1, 2010, as Job Number 10056 MHC.