THIS INSTRUMENT PREPARED BY:
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1812 Broadway
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $102,000.00, however purchaser is a tax exempt entity.

Affiant

BILL GARRETT, Davidson County
Trans:T20100082244 DEEDWARR
Recvd: 12/30/10 11:25 5 pgs
Fees:27.00 Taxes:0.00
20101230-0103925

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

SUBSCRIBED AND SWORN to before me, this 28th day of December, 2010.

Notary Public
My Commission Expires: 9/3/12

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, as property of and for the benefit of the METROPOLITAN TRANSIT AUTHORITY, as provided in the *Metropolitan Charter*, Appendix 4. Transit Authority 5(b) 130 Nestor Street Nashville, Tennessee 37210	Same	A portion of Map 93-12 Parcel 126

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, A & Q, LLC, a Michigan limited liability company, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey unto METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, as property of and for the benefit of the METROPOLITAN TRANSIT AUTHORITY, as provided in the *Metropolitan Charter*, Appendix 4. Transit Authority 5(b) ("Grantee"), its successors and assigns, all of its right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all

rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described on the attached **Exhibit A**.

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. Grantor does covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and has a good right to convey it unencumbered except those items set forth in **Exhibit B**. Grantor covenants with Grantee that Grantor will warrant and forever defend title to the Premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 17 day of December, 2010.

GRANTOR:

A & Q, LLC,
a Michigan limited liability company

By: _____
Dag Hascall, Manager

STATE OF Michigan)
COUNTY OF Kent)

Before me personally appeared Dag Hascall, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Manager of A & Q, LLC, a Michigan limited liability company, the within named bargainor, and that he as such Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 17th day of December, 2010.

_____
Notary Public

My commission expires: 11/4/16

TABITHA A HANSEN
Notary Public, State of Michigan
County of Kent
My Commission Expires 11-04-2016
Acting in the County of Kent

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LYING GENERALLY NORTH OF NESTOR STREET, BOUNDED ON THE WEST BY THE EASTERLY MARGIN OF THAT PORTION OF DRIFTWOOD STREET CLOSED BY METRO COUNCIL BILL NO. 68-828 (EASEMENTS RETAINED), AND THE REMAINING A & Q, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 200106280068752-R.O.D.C., TN, BOUNDED ON THE NORTH BY THE CUMBERLAND RIVER, BOUNDED ON THE EAST AND SOUTH BY THE METRO TRANSIT AUTHORITY PROPERTY AS OF RECORD IN DEED BOOK 11030, PAGE 798-R.O.D.C.,TN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF THAT PORTION OF DRIFTWOOD STREET CLOSED BY METRO COUNCIL BILL NO. 68-828 (EASEMENTS RETAINED), AND THE REMAINING A & Q, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 200106280068752-R.O.D.C., TN, SAID POINT BEING LOCATED NORTH 10 DEGREES 47 MINUTES 47 SECONDS EAST, 25.00' FROM THE NORTHEASTERLY TERMINUS OF DRIFTWOOD STREET;

THENCE, WITH A NEW LINE SEVERING THE A & Q, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 200106280068752- R.O.D.C., TN, NORTH 10 DEGREES 48 MINUTES 44 SECONDS EAST, 213.45' TO A POINT;

THENCE, ALONG THE BANKS OF THE CUMBERLAND RIVER NORTH 80 DEGREES 45 MINUTES 50 SECONDS EAST 192.34' TO A POINT, SAID POINT BEING THE MOST NORTHEASTERLY CORNER OF THE A & Q, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 200106280068752-R.O.D.C., TN;

THENCE, ALONG A COMMON LINE WITH THE METRO TRANSIT AUTHORITY PROPERTY AS OF RECORD IN DEED BOOK 11030, PAGE 798-R.O.D.C.,TN, SOUTH 10 DEGREES 46 MINUTES 10 SECONDS WEST, 238.56' TO A POINT;

THENCE, A COMMON LINE WITH THE METRO TRANSIT AUTHORITY PROPERTY AS OF RECORD IN DEED BOOK 11030, PAGE 798-R.O.D.C.,TN, SOUTH 80 DEGREES 48 MINUTES 44 SECONDS WEST, 97.46' TO A POINT;

THENCE, A COMMON LINE WITH THE METRO TRANSIT AUTHORITY PROPERTY AS OF RECORD IN DEED BOOK 11030, PAGE 798-R.O.D.C.,TN, NORTH 83 DEGREES 59 MINUTES 05 SECONDS WEST 89.59' TO THE POINT OF BEGINNING.

CONTAINING 42,004 SQUARE FEET OR 0.964 ACRES MORE OR LESS, according to a survey prepared by Thornton and Associates, Inc., 1205 S. Graycroft Avenue, Madison, Tennessee 37115, Project No. 10-1373.

Being a portion of the same property conveyed to A & Q, LLC, a Michigan limited liability company, by Special Warranty Deed from Steel Coils, Inc., an Illinois corporation, recorded on the 28th day of June, 2001 in Instrument No. 20010628-0068752, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OXMOOR TRACT, as recorded in Plat Book 21, Page(s) 96, Resubdivision of Oxmoor Tract recorded in Plat Book 8250, Page 85, Consolidation Plat Steel Coils, Inc. recorded in in Plat Book 11190, Page 15, Resubdivision of Oxmoor Tract recorded in Plat Book 9700, Page 973 and Consolidation Plat Metro Transit Authority recorded at Instrument No. 20100729-0059272, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

2. Restrictions recorded in Book 6762, Page 442.

3. Right of Entry recorded in Book 9539, Page 602.

4. Easement for Water Mains, recorded in Book 9509, Page 589.

5. Easement for Flowage, recorded in Book 2246, Page 347and Book 2281, Page 275.

6. Easement to Nashville Railway and Light Co., recorded in Book 437, Page 262.

7. Agreed Order recorded in Book 11030, Page 797.

8. Easements for any and all utilities retained in Ordinance No. 69-828 of the Metropolitan Government of Nashville and Davidson County, Tennessee, approved June 4, 1969, including conditions contained therein with respect to any proposed construction over and above said existing utilities.

9. Rights of the railroad company servicing the railroad siding located on the insured premises in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof and also rights of others entitled in and to the use thereof.

10. Rights of U.S.A. the State of Tennessee, and the public generally below the mean high water mark of the Cumberland River.

11. Access is limited due to the fact that property is adjacent to Interstate 65, a controlled access highway.

12. A perpetual easement and right to flood the Property or such parts thereof as may be necessary as a result of operation of the Cheatham Lock and Dam Project on the Cumberland River with all other and additional rights as are fully set out in Judgment on Declaration of Taking No. 1 in the cause of United States of America vs. 17.87 acres, etc., and H. G. Hill Realty Company, et al., Civil Action No. 1861, United States District Court for the Middle District of Tennessee, Nashville Division, a certified copy of which is of record in Book 2337, Page 283, said Register's Office.

13. Per Deed recorded in Book 8774, Page 458:

    Survey and surveyor's report dated June 1, 1992, revised July 30, 1992, with respect to the premises made by Barge, Waggoner, Sumner & Cannon, by Wendell H. Talley, Sr., Registered Land Surveyor, Tennessee No. 785, show the following:

    Terms, conditions and provisions of an unrecorded Contract dated November 4, 1958, between the Tennessee Central Railway Company and Mid-State Steel, Inc., and any amendments thereto, with respect to the railroad spur tract serving the premises.

14. Per Deed recorded in Book 9264, Page 66:

    All matters shown on the survey of the Property dated December 2, 1993, made by Barge, Waggoner, Sumner & Cannon, by Wendell H. Talley, Sr., Registered Land Surveyor, Tennessee No. 785, Job No. 7857-10.

Note: All of the recording information contained herein refers to the Public Records of Davidson County, Tennessee, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.