BILL GARRETT, Davidson County
Trans:T20110045582 DEEDWARR
Recvd: 07/27/11 14:56 3 pgs
Fees:18.00 Taxes:6660.00
20110727-0057579

This Instrument Prepared By and Return to:
Laurence M. Papel
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Baker Donelson Center
211 Commerce Street, Suite 800
Nashville, Tennessee 37201

WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Ingram Materials LLC 4400 Harding Road Nashville TN 37205	Same
Map & Parcel No.: 094-06-0-014.00 and 094-06-0-009.00	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by, **Ingram Materials LLC, a Delaware limited liability company**, Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ingram Industries Inc., a Tennessee corporation**, Grantor, does hereby bargain, sell and convey to Grantee, its successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lots 38-B and 38-C, as shown on the map entitled Resubdivision of Lot 38B, Visco Industrial Subdivision, of record in Plat Book 5200, page 589, 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 Ingram Industries Inc., a Tennessee corporation, by deed from Lafarge Corporation, a Maryland corporation, dated June 10, 1991 of record in Book 8371, page 837, said Register's Office.

TOGETHER WITH the following perpetual, non-exclusive easements:

1. Grant of Easement from David L. Rollins and wife, Mary M. Rollins, Clark B. Rollins, Jr. and wife Margaret M. Rollins, and Mary Ann Devor and husband, Richard C. Devor, to General Portland Properties, Inc., of record in Book 5871, Page 174, said Register's Office.

2. Quitclaim Easement from David L. Rollins and wife, Mary M. Rollins, Clark B. Rollins, Jr., and wife Margaret H. Rollins, and Mary Ann Devor and husband, Richard C. Devor, to General Portland Properties, Inc., of record in Book 5871, Page 179, said Register's Office.

3. Quitclaim Easement from Board of Publication of the Methodist Church, Inc. to General Portland Properties, Inc., of record in Book 5847, Page 916, said Register's Office.

4. Quitclaim Easement from Vine Street Realty Company to General Portland Properties, Inc., of record in Book 5807, Page 285, said Register's Office.

This is improved property having a street address of 1030 Visco Drive, Nashville, Tennessee.

This conveyance is subject to restrictions, limitations, conditions, reservations, covenants and easements of record, if any, and taxes for the current year and all subsequent years.

TO HAVE AND TO HOLD the Property to Grantee, and its successors and assigns, forever, together with all rights, privileges, easements and appurtenances belonging to or benefiting the Property.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, and has a good right to convey it, subject to the matters set forth herein to which this conveyance is made subject.

And Grantor does further covenant and bind Grantor, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, and its successors and assigns, against the lawful claims of all persons whomsoever except for the matters set forth herein to which this conveyance is made subject.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed on this 25th day of July, 2011.

INGRAM INDUSTRIES INC.,
a Tennessee corporation

By: _____
Print: William P. Morelli
Title: Exec VP & General Counsel

[notary acknowledgement appears on following page]

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Nita M. Shoemake, a Notary Public in and for said County and State, William P. Morelli, in his/her capacity as EVP & GC of Ingram Industries Inc., a Tennessee corporation, with whom I am personally acquainted, and who acknowledged that he/she, as EVP & GC of said company, executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of July, 2011.

Nita M. Shoemake
NOTARY PUBLIC

NITA M. SHOEMAKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

My Commission Expires: 7/3/2012

CONSIDERATION AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,800,000.00.

Asst Secy
William P. Morelli Affiant Ingram Materials LLC

Subscribed and sworn to before me this 25th day of July, 2011.

Nita M. Shoemake
NOTARY PUBLIC

NITA M. SHOEMAKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

My Commission Expires: 7/3/2012

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