I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater $ 775,000.00

Affiant

Subscribed and sworn to me this 5th day of August 2011

Notary Public

My Commission Expires: 1/23/2013

MARCIE WILLIS
State of Tennessee Notary Public
MADISON COUNTY

This Instrument Was Prepared By:
Holmes, Rich, and Sigler
Attorneys
P.O. Box 1117
218 West Main Street
Jackson, Tennessee 38302

Person or agency responsible for taxes
Nashville Terminal, LLC
(name of person or agency)
3300 North 29th Ave., Suite 101
Hollywood, FL 33020
(address of above party)
Property Owner: NASHVILLE TERMINAL, LLC

Property Address: 825 VISCO DR, NASHVILLE, TN 37210

Mail Warranty Deed To:

same as taxes

BILL GARRETT, Davidson County
Trans:T20110050451 DEEDWARR
Recvd: 08/17/11 09:28 6 pgs
Fees:33.00 Taxes:2867.50
20110817-0063357

LEGAL DESCRIPTION TAKEN FROM PRIOR DEED

WARRANTY DEED

Map 94-9 Parcels 10.00, 80.00, 77.00, and 91.00

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of the sum of One Hundred Dollars ($100.00), cash in hand paid, and for other good, valuable and satisfactory considerations, the receipt and sufficiency which is hereby acknowledged, **MILAN EXPRESS CO., INC., a Tennessee Corporation** has this day bargained and sold, and by these presents do hereby transfer and convey unto **NASHVILLE TERMINAL, LLC** that certain lot or parcel of real estate lying and being in DAVIDSON County, Tennessee, and more particularly described as follows:

TRACT 1

A CERTAIN TRACT OF LAND, SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 8 ON THE REVISED PLAN OF VISCO INDUSTRIAL SUBDIVISION, SECTION ONE OF RECORD ON PLAT BOOK 3700, PAGE 21, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE SOUTHERLY MARGIN OF VISCO DRIVE, SAID POINT BEING 270.0 FEET NORTH 74 DEGREES 52 MINUTES EAST FROM THE WESTERLY BOUNDARY OF THE TRACT OF LAND CONVEYED TO VINE STREET REALTY COMPANY BY OMAN CONSTRUCTION COMPANY, INC., OF RECORD IN BOOK 3097, PAGE 614, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE SOUTHERLY MARGIN OF THE SAID VISCO DRIVE, NORTH 74 DEGREES 52 MINUTES EAST 400.00 FEET TO AN IRON PIN; THENCE AT A RIGHT ANGLE TO SAID STREET SOUTH 15 DEGREES 08 MINUTES EAST 569.72 FEET TO AN IRON PIN SET IN THE NORTHERLY MARGIN OF THE TENNESSEE CENTRAL RAILWAY RIGHT-OF-WAY; THENCE WITH THE SAID NORTHERLY MARGIN OF SAID RIGHT-OF- WAY SOUTH 81 DEGREES 11 MINUTES WEST 402.14 FEET TO AN IRON PIN; THENCE NORTH 15

DEGREES 08 MINUTES WEST 525.44 FEET TO THE POINT OF BEGINNING, AND CONTAINING ACCORDING TO SAID SURVEY, 5.03 ACRES, MORE OR LESS.

TRACT 2

BEING LOT 5 IN THE RESUBDIVSION OF LOTS 6 AND 7 OF VISCO INDUSTRIAL SUBDIVISION, SECTION 1, AS RECORDED IN PLAT BOOK 3842, PAGE 123, R.O.D.C., TENNESSEE, MORE
PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CONCRETE MONUMENT ON THE NORTHERLY RIGHT-OF-WAY OF L & N RAILROAD AT THE SOUTHEAST CORNER OF LOT 8, VLSCO, SECTION 2, BOX 3700, PAGE 21, R.O.D.C., TENNESSEE; THENCE, WITH THE EASTERLY LINE OF SAID LOT 8, NORTH 15 DEGREES 08 MINUTES WEST, 161.72 FEET, TO AN IRON PIN; THENCE, ALONG THE SOUTHERLY LINE OF LOT 6 OF THE RESUBDIVISION OF LOTS 6 AND 7, NORTH 74 DEGREES 52 MINUTES EAST, 139.45 FEET TO A CONCRETE MONUMENT ON THE WESTERLY MARGIN OF VISCO COURT; THENCE, WITH SAID VISCO COURT, SOUTH 45 DEGREES 08 MINUTES EAST, 60.00 FEET TO A CONCRETE MONUMENT; THENCE, NORTH 44 DEGREES 52 MINUTES EAST 29.39 FEET TO A CONCRETE MONUMENT; THE BEGINNING OF A CURVE TO THE RIGHT, THENCE, WITH SAID CURVE HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 30° 00', A CURVE DISTANCE OF 26.18 FEET TO AN IRON PIN; THENCE, LEAVING VISCO COURT, SOUTH 15 DEGREES 08 MINUTES EAST, 155.50 FEET TO AN IRON PIN ON THE NORTHERLY MARGIN OF L AND N RAILROAD; THENCE, WITH SAID RAILROAD SOUTH 81 DEGREES 11 MINUTES WEST 221.34 FEET TO THE POINT OF BEGINNING, CONTAINING, 0.82 ACRES, MORE OR LESS.

TRACT 3

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 8 ON THE PLAN OF RE-SUBDIVISION OF LOT 8, VISCO INDUSTRIAL PARK, AS OF RECORD IN BOOK 4060, PAGE 51, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 8 FRONTS 95 FEET ON THE SOUTHERLY SIDE OF VISCO DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO A LINE IN THE REAR MEASURING 95 FEET THEREON.

TRACT 4

BEING LOT NO. 11-A ON THE PLAN OF THE SECOND RESUBDIVISION OF LOT 11 OF VISCO SUBDVISION, SECTION I, OF RECORD IN BOOK 4595, PAGE 93, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTF ERLY RIGHT-OF-WAY OF VISCO DRIVE, BEING THE SOUTHWEST CORNER OF THE TRACT OF LAND CONVEYED TO DUNDEE CEMENT COMPANY BY DEED FROM VINE STREET REALTY COMPANY, OF RECORD IN BOOK 4032, PAGE 26, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 13 DEGREES 09

MINUTES WEST 453.62 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE NORTH 18 DEGREES 01 MINUTES WEST 66.10 FEET TO A POINT; THENCE NORTH 74 DEGREES 52 MINUTES EAST 197.69 FEET TO A POINT; THENCE SOUTH 46 DEGREES 20 MINUTES 30 SECONDS EAST 291.69 FEET TO A POINT, THE BEGINNING OF A CURVE TO THE RIGHT; THENCE WITH SAID CURVE HAVING A RADIUS OF 165 FEET AND A CENTRAL ANGLE OF 31 DEGREES 18 MINUTES 30 SECONDS 90.16 FEET TO A POINT; THENCE SOUTH 15 DEGREES 08 MINUTES EAST 150.92 FEET TO A POINT, THE BEGINNING OF A CURVE TO THE RIGHT; THENCE WITH SAID CURVE HAVING A RADIUS OF 43 FEET AND A CENTRAL ANGLE OF OF 50 DEGREES, 7 MINUTES, 31 SECONDS, 37.62 FEET TO A POINT ON THE NORTHERLY MARGIN OF VISCO DRIVE; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 74 DEGREES 52 MINUTES WEST 369.61 FEET TO THE POINT OF BEGINNING, CONTAINING 3.90 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO MILAN EXPRESS, INC., A TENNESSEE CORPORATION BY WARRANTY DEED FROM CUMBERLAND PROPERTIES, LTD, A TENNESSEE LIMITED PARTNERSHIP OF RECORD IN BOOK 7083, PAGE 772, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said property, together with the improvements thereon and the appurtenances thereunto belonging unto the said **NASHVILLE TERMINAL, LLC,** their heirs and assigns forever.

The grantor does hereby COVENANT that it is seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same and that the said property is encumbered except for those set out in Exhibit "A" which is made a part hereof by reference and the lien for the 2011 Real Property Taxes which are to be prorated and assumed by the grantee herein.

The Grantor does further bind itself and its successors, to forever warrant and defend the title to said property against the lawful claims of all persons whomsoever.

WITNESS MY HAND AS PRESIDENT OF MILAN EXPRESS CO., INC., this the 5th day of AUGUST, 2011.

MILAN EXPRESS CO., INC., a Tennessee Corporation

BY: JOHN W. ROSS
TITLE: PRESIDENT

STATE OF TENNESSEE

COUNTY OF MADISON

Personally appeared before me, a Notary Public in and for the said State and County, **JOHN W. ROSS,** with whom I am personally acquainted, and who acknowledged himself to be the President of Milan Express Company, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

WITNESS MY HAND, this 5th day of August, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES: April 1, 2015

JACOB HOLMES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MADISON

JACOB HOLMES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MADISON

EXHIBIT "A"

1. Taxes and assessments for the year 2011, and subsequent years, a lien not now due and payable.
Tax Map 94-09 Parcel 10.00, Tax Map 94-09 Parcel 77.00, Tax Map 94-09 Parcel 80.00 and Tax Map 94-09 Parcel 91.00

   Public utilities taxes for the year 2011, and subsequent years, a lien not now due and payable. Account Number U2007000000332-Milan Express

2. Terms and conditions of the right of way granted to Nashville Railway and Light Company of record in Book 637, page 675, in the Register's Office for Davidson County, Tennessee. (Tract 4)

3. Grant of Transmission Right of Way to Tennessee Electric Power Company of record in Book 1040, page 435, the Register's Office for Davidson County, Tennessee. (Tract 4)

4. Terms and conditions of the easements and access as retained by the Dundee Cement Company in Warranty Deed to Roadway Express of record in Book 4668, page 181, in the Register's Office for Davidson County, Tennessee. (Tract 4)

5. Grant of Transmission Line Easement to the United States of America of record in Book 1153, page 584, in the Register's Office for Davidson County, Tennessee. (Tract 1 and 2)

6. All matters as shown on the Plat of Visco Industrial Subdivision Section One of record in Plat Book 3700, page 21 and as amended by the Amendment to the Revised Plat of record in Book 3992, page 105 in the Register's Office of Davidson County, Tennessee (Tract 1)

7. Rights of the Louisville and Nashville Railroad to extend to its charter right of way. (Tracts 1, 2, and 4)

8. All matters as shown on the Plan of Visco Industrial Subdivision Section One of record in Plat Book 3700, page 21 and as amended by the Amendment to the Revised Plan of record in Book 3992, page 105, in the Register's Office for Davidson County, Tennessee. (Tract 1)

9. All matters as shown on the Plan of Resubdivision of Lots 6 and 7 Visco Industrial Subdivision Section One of record in Plat Book 3842, page 123, in the Register's Office for Davidson County, Tennessee. (Tract 2)

10. All matters as shown on the Plan of Visco Section 1, 2nd Resubdivision of Lot 11 of record in Plat Book 4595, page 33, in the Register's Office for Davidson County, Tennessee. (Tract 4)

11. All matters as shown on the Plat of Resubdivision of Lot 8 Visco Industrial Park of record in Plat Book 4060, page 51, in the Register's Office for Davidson County, Tennessee. (Tract 3)

12. Agreement for the Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to the Metropolitan Government of Nashville and Davidson County of record in Book 3857, page 676, in the Register's Office for Davidson County, Tennessee. (Tracts 1, 3, and 4)

13. Deed of Conveyance as to the sewer lines granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3991, page 626, and in Book 4073, page 563, both in the Register's Office for Davidson County, Tennessee. (Tracts 1, 3, and 4)

14. Agreement for the Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to the Metropolitan Government of Nashville and Davidson County of record in Book 3822, page 20, in the Register's Office for Davidson County, Tennessee. (as to Tracts 3 and 4)

15. Terms and conditions of an easement for the construction and maintenance of a railroad track turnout as contained in the Warranty Deed to Dundee Cement Company of record in Book 4032, page 26, in the Register's Office for Davison County, Tennessee. (as to Tract 4)

16. The following matters shown on the ALTA/ACSM Survey prepared by Smith Surveyor, Inc., Job No. 04150830 for the Orin Group, LLC, dated April 15, 2008, reference no. 2080191/2, last revised April 28, 20087:

    (a) Asphalt paving projects onto the railroad right of way by up to 5.50 feet along the south boundaries of Tracts 1 and 2.

    (b) Fence projects onto the railroad right of way by up to 20.94 feet along the south boundary of Tract 1.

17. Agreement for the Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to the Metropolitan Government of Nashville and Davidson County of record as Document Number 20090407-0031511 in the Register's Office of Davidson County, Tennessee.