BILL GARRETT, Davidson County
Trans:T20110076197 DEEDWARR
Recvd: 12/02/11 13:06 4 pgs
Fees:23.00 Taxes:3436.38
20111202-0094102

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Box 14A
23586-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
The Elam Company 4338 Chickering Lane Nashville, TN 37215	New Owner	Map 183 Parcel 26

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, CORPORATE INVESTORS PARTNERSHIP, a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto THE ELAM COMPANY, a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed from Interchange City Associates, Ltd., L.P., a Tennessee limited partnership by Special Warranty Deed to Corporate Investors Partnership, a Tennessee general partnership, dated 7/16/02, filed and recorded as Instrument No. 20020717-0086350, Register's Office for Davidson County, Tennessee.

This improved commercial property is also known as 1044 Firestone Parkway, LaVergne, Tennessee, 37086.

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 "B"; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 30th day of November, 2011.

CORPORATE INVESTORS PARTNERSHIP,
A Tennessee General Partnership

By:_____
Michael D. Baron, General Partner

By:_____
Nancy H. Baron, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael D. Baron and Nancy H. Baron, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the General Partners of Corporate Investors Partnership, a Tennessee general partnership, the within named bargainor, and that they as such General Partners being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the General Partnership by themselves as General Partners.

WITNESS my hand, at office this 30th day of November, 2011.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 2/24/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $928,750.00.

_____
Affiant

Subscribed and sworn to before me this
30th day of November, 2011.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 2/24/13

EXHIBIT "A"
Legal Description

Being a tract of land lying in LaVergne, Davidson County, Tennessee, also being Lot 1 of Tract 216C, Interchange City Industrial Park, as of record in Instrument Number: 20010214-0014130, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set in the westerly right-of-way of Firestone Parkway, 80 feet in width, at a corner common with Tract 216A of Tract 216A & 216B, Interchange City Industrial Park, as of record in Plat Book 6900, Page 95, at the Register's Office for Davidson County, Tennessee, also being the property of Cumberland Building Investments, as of record in Instrument Number: 20091230-0118173, at the Register's Office for Davidson County, Tennessee, said iron rod set being located at Northing: 612,554.48; Easting: 1,787,245.97; on the State Plane Coordinate System NAD-83 (1995);

Thence with the westerly right-of-way line of Firestone Parkway, with a curve to the right, along an arc length of 137.64 feet, the central angle of which is 03° 30 min 02 sec, the radius of which is 2252.87 feet, the chord of which is South 41° 29 min 11 sec East, a distance of 137.62 feet to an iron rod set;

Thence South 39° 44 min 10 sec East, a distance of 152.77 feet to an existing iron rod, at a corner common with Lot 2 of Tract 216C, Interchange City Industrial Park, as of record in Instrument Number: 20010214-0014130, at the Register's Office for Davidson County, Tennessee, also being the property of Larry M. & Cherie H. Beadle, as of record in Instrument Number: 20010821-0090406, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Firestone Parkway, with the northerly property line of said Lot 2, South 50° 15 min 50 sec West, a distance of 430.58 feet to an existing iron rod, at a corner common with Lot 1 of Interchange City Industrial Park, Section XXI, as of record in Plat Book 5210, Page 88, at the Register's Office for Davidson County, Tennessee, also being the property of Prologis-A4 TN I, LLC, as of record in Instrument Number: 20070723-0087100, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of Lot 1 of Interchange City Industrial Park, Section XXI, North 71° 58 min 18 sec West, a distance of 316.77 feet to a point, at a corner common with Lot 1 of the Re-subdivision of Section XXII, Interchange City Industrial Park, as of record in Plat Book 5210, Page 202, at the Register's Office for Davidson County, Tennessee, also being the property of BRE/TN Industrial Properties, LLC, as of record in Instrument Number: 20101129-0094636, at the Register's Office for Davidson County, Tennessee, also at a corner common with said Tract 216A;

Thence with the southerly property line of said Tract 216A, North 48° 06 min 39 East, a distance of 595.76 feet to the POINT OF BEGINNING. Containing 144,571 square feet or 3.319, acres more or less.

The above description was derived from ATLA/ACSM land survey prepared by R. Scot Cherry, RLS #1512, for The Elam Company, dated November 23, 2011.

EXHIBIT "B"
Permitted Encumbrances

1. Taxes for the year 2012 and subsequent years, not yet due and payable. Map 183, Parcel 26

2. Matters shown on the Plan of record as Instrument No. 20010214-0014130, Register's Office for Davidson County, Tennessee.

3. Right of Way Easement to Colonial Pipeline Company of recorded in Book 3616, page 439, Register's Office for Davidson County, Tennessee.

4. Easement Deed and Conveyance of Water-Sewer Facilities of recorded in Book 4699, page 585, aforesaid Register's Office.

5. Stormwater Detention Agreement of record as Instrument No. 20020812-0097331, aforesaid Register's Office.

6. Matters shown on ALTA/ACSM land survey prepared by R. Scot Cherry, RLS #1512, dated November 23, 2011, prepared for The Elam Company.