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

BILL GARRETT, Davidson County
Trans:T20120039012 DEEDWARR
Recvd: 05/29/12 12:22 4 pgs
Fees:23.00 Taxes:1818.18
20120529-0046126

Box 14A
23825-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Trinity Gas Company, Inc. 735 Hickory Industrial Blvd. Old Hickory, TN 37138	New Owner	Map 044-00 p/o Parcel 007-00

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, WILLIAM H. HAWKINS, TRUSTEE FOR HICKORY INVESTORS, A TENNESSEE JOINT VENTURE, WITH FULL POWER TO TRANSFER, SELL, CONVEY, ENCUMBER OR OTHERWISE DEAL WITH THE PROPERTY WITHOUT THE CONSENT OR JOINDER OF ANY BENEFICIARY, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto TRINITY GAS COMPANY, INC., 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 part of the same property conveyed to Charles W. Hawkins, III, Trustee for Hickory Investors, with full power to transfer, sell, convey, encumber or otherwise deal with the property without the consent or joinder of any beneficiary by Quitclaim Deed from Charles W. Hawkins, III, Trustee for Fairfax Investors, with full power to transfer, sell, convey, encumber or otherwise deal with the property without the consent or joinder of any beneficiary, of record in Book 7932, page 516, Register's Office for Davidson County, Tennessee. The said Charles W. Hawkins, III, having since died on June 16, 2004. William H. Hawkins was appointed Successor Trustee by Appointment of Successor Trustee of record in Instrument No. 20041214-0148137, Register's Office for Davidson County, Tennessee.

This unimproved commercial property is also known as 735 Hickory Industrial Boulevard, Nashville, Tennessee, 37138.

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 23rd day of May, 2012.

William H. Hawkins, Trustee of Hickory Investors, a Tennessee joint venture, with full power to transfer, sell, convey, encumber or otherwise deal with the property without the joinder of any beneficiary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William H. Hawkins, Trustee of Hickory Investors, a Tennessee joint venture, with full power to transfer, sell, convey, encumber or otherwise deal with the property without the joinder of any beneficiary, the within named bargainor, with whom I am personally acquainted, and who acknowledges that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 23rd day of May, 2012.

Notary Public
My Commission Expires: 11/3/15

ETTA CARTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $491,400.00.

Affiant

Subscribed and sworn to before me this 25th day of May, 2012.

Notary Public
My Commission Expires: 3-9-13

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

EXHIBIT "A"
Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee; also being proposed Lot 5 on the Resubdivision of Lot 4, Old Hickory Business Park, Revision Two, also being part of Lot 4, Old Hickory Business Park, Revision One of record in Instrument Number 20010207-0012086; and being more particularly described as follows:

Commencing at an existing iron rod on the southerly right-of-way line of Hickory Industrial Drive, 60 feet in width, at a corner common with Lot 1 on the Final Plat of Wise Industries of record in Plat Book 9700, page 576;

Thence with the southerly right-of-way line of Hickory Industrial Drive, South 45 deg 47 min 04 sec East, a distance of 527.17 feet to a point, being the true point of beginning for this tract;

Thence continuing first with the southerly right-of-way line of Hickory Industrial Drive then with the easterly right-of-way line of Hickory Industrial Drive for the following six calls:

1. South 45 deg 47 min 04 sec East, a distance of 18.71 feet to an existing iron rod;
2. With a curve to the left having a radius of 330.00 feet, a curve length of 463.58 feet and a chord bearing and a distance of South 86 deg 01 min 43 sec East, a distance of 426.39 feet to an existing iron rod;
3. North 53 deg 43 min 38 sec East, a distance of 293.78 feet to an existing iron rod;
4. With a curve to the right having a radius of 290.00 feet, a curve length of 31.70 feet and a chord bearing and a distance of North 56 deg 51 min 31 sec East, a distance of 31.68 feet to an existing iron rod;
5. North 59 deg 59 min 24 sec East, a distance of 236.70 feet to an existing iron rod;
6. With a curve to the left having a radius of 350.00 feet, a curve length of 38.26 feet and a chord bearing and distance of North 56 deg 51 min 31 sec East, a distance of 38.24 feet to an existing iron rod on the westerly line of the property conveyed to Mike Wayne Bennett of record in Book 9108, page 62;

Thence, first with the westerly line of Bennett, then with the westerly line of Section Three of The Knoll subdivision of record in Plat Book 2854, page 110, and finally with the westerly line of Section Four of The Knoll subdivision of record in Plat Book 2854, page 111, South 53 deg 43 min 38 sec West, a distance of 1034.10 feet to an existing iron rod;

Thence continuing with the westerly line of Section Four of the Knoll subdivision, South 57 deg 00 min 03 sec West, a distance of 296.30 feet to an existing iron rod at a corner common with the property conveyed to Vicki N. Langdon of record in Instrument Number 20080603-0056795;

Thence first with the westerly line of Langdon and then with the westerly line of the remaining property conveyed to Mike Wayne Bennett of record in Book 8473, page 311, South 52 deg 25 min 31 sec West, a distance of 751.34 feet to an existing iron rod;

Thence continuing with the remaining property conveyed to Mike Wayne Bennett, South 54 deg 01 min 06 sec West, a distance of 81.20 feet to a point;

Thence with line through Lot 4, Old Hickory Business Park, North 39 deg 03 min 19 sec East, a distance of 1276.44 feet to the point of beginning; containing 236,966 square feet or 5.440 acres more or less.

Being part of the property conveyed to Charles W. Hawkins, III, Trustee of record in Book 7932, page 516 at the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Encumbrances

1. Rights or claims of parties in possession.

2. Taxes for the year 2012 and subsequent years, not yet due and payable. Tax Map 044-00-0, Parcel No. 007.00 (Lot 4, 29.5 acres)

3. The Plat of record in Instrument No. 20010207-0012086, Register's Office for Davidson County, Tennessee shows an Owner's Certificate and is subject to all matters as set forth therein.

4. Easement for sanitary sewers and/or storm drainage and water mains and appurtenances of record in Book 9411, page 756, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement of record as Instrument No. 20000802-0076531, Register's Office for Davidson County, Tennessee.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20120224-0016048, Register's Office for Davidson County, Tennessee.

7. Conditions or Restrictions which may be imposed upon the property by reason of the pending Subdivision Plat.