BILL GARRETT, Davidson County
Trans:T20120090251 DEEDWARR
Recvd: 11/27/12 13:13 4 pgs
Fees:23.00 Taxes:11766.00
20121127-0108799

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

24178-1
Box 14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
FAAST Leasing Tennessee, LLC 12630 Old Hickory Blvd. Antioch, TN 37013	New Owner	Map 175-00 Parcel 013.00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, WILLIAM H. HAWKINS, Trustee, with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, the hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FAAST LEASING TENNESSEE, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and/or assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract of land lying in Nashville. Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set in the northerly right-of-way line of Old Hickory Boulevard, width varies at a corner common with the property of William D. Yeargin, Jr, Et Ux, as of record in Deed Book 5014, Page 290, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly right-of-way line of Old Hickory Boulevard. North 73° 18' min 16" West, a distance of 172.73 feet to an "X" in concrete:

Thence North 66° 31' 02" West, a distance of 50.25 feet to an existing iron rod;

Thence North 72° 13' 40" West, a distance of 4.39 feet to an existing iron rod;

Thence with a curve to the left, along an arc length of 135.93 feet, the central angle of which is 11° 48' 00", the radius of which is 660.00 feet, the chord of which is North 78° 07' 40" West, a distance of 135.69 feet to an existing iron rod,

Thence North 84° 01' 40" West, a distance of 40.86 feet to an iron rod set;

Thence with a curve to the right , along an arc length of 54.98 feet, the central angle of which is 90° 00' 00", the radius of which is 35.00 feet, the chord of which is North 39° 01'40" West, a distance of 49.50 feet to an iron rod set at the intersection with the easterly right-of-way line of Hobson Pike. 100 feet in width;

Thence leaving the northerly right-of-way line of Old Hickory Boulevard, with the easterly right-of-way line of Hobson Pike, North 05° 59' 55" East, a distance of 484.73 feet to on existing iron rod, at a corner common with the property of Vastland Starwood Development, LLC, as of record in Instrument Number: 20070430-0050866, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of -way line of Hobson Pike, with the southerly property line of Vastland Starwood Development, LLC, South 87° 34' 33" East, a distance of 469.50 feet to an existing iron rod;

Thence South 51° 37' 13" East, a distance of 91.06 feet to an existing iron rod, at a corner common with the property of William D Yeargin, Jr., Et Ux;

Thence with the westerly property line of William D. Yeargin, Jr. Et Ux, South 17° 20' 00" West, 573.32 feet to the POINT OF BEGINNING. Containing 275,312 square feet or 6.320 acres, more or less.

Being the same property conveyed to William H. Hawkins, Trustee, as of record in Instrument Number: 20020823-0102015, at the Register's Office for Davidson County, Tennessee.

This improved commercial property is also known as 12630 Old Hickory Boulevard, Davidson County, Antioch, Tennessee, 37013.

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/or 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 themselves, his heirs 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 as of the 16th day of November, 2012.

William H. Hawkins, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named William H. Hawkins, Trustee, with the full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of November, 2012.

Notary Public
My Commission Expires: 11/3/16

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 $3,180,000.00

Affiant

Subscribed and sworn to before me this
16th day of November, 2012.

Notary Public
My commission expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "B"
Permitted Encumbrances

1. Taxes for the year 2013 and subsequent years, not yet due and payable. (All taxes due and payable will be paid as of the closing date)

2. Easement in favor of Southern Bell Telephone & Telegraph of record in Book 1074, Page 621, said Register's Office.

3. Storm Water Detention Agreement of record as Instrument No. 20020913-0111593, said Register's Office.

4. No insurance is afforded as to the exact amount of acreage contained in the property description herein.

5. Matters depicted on the survey prepared by Cherry Land Surveying, Inc., signed by R. Scott Cherry, TN RLD 1512, dated August 13, 2012, bearing Job No. 12173 CW.

Note: There is no Exhibit "A" to this Deed.