ADDRESS OF NEW OWNER:
AND SEND TAX BILLS TO:
Quad Enterprises, LLC
436 Sandcastle Road
Franklin, TN 37069

THIS INSTRUMENT WAS PREPARED BY:

KELLY & SMITH
121/125 PUBLIC SQUARE
GALLATIN, TENNESSEE 37066

MAP AND PARCEL #13400024900

BILL GARRETT, Davidson County
Trans:T20120098196 DEEDWARR
Recvd: 12/26/12 09:15 5 pgs
Fees:28.00 Taxes:4440.00
20121226-0118356

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE MILLION TWO HUNDRED THOUSAND AND NO/100 ($1,200,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, **SOUTHERN EQUIPMENT RENTAL, LLC, a Tennessee limited liability company,** has this day bargained and sold and by these presents does hereby transfer and convey unto **QUAD ENTERPRISES, LLC, a Tennessee limited liability company,** its successors and assigns, the following described tract or parcel of land situated in Davidson County, Tennessee and more particularly described as follows:

SEE EXHIBIT "A" FOR PROPERTY DESCRIPTION

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, its successors and assigns, in fee simple forever.

THE GRANTOR COVENANTS with the said GRANTEE that its is lawfully seized and possessed of the above-described tract or parcel of land, that it has a good right to convey same, and that the same is unencumbered, EXCEPT for 2012 real estate taxes which are to be pro-rated, applicable zoning and building regulations and permits, all visible easements and those additional "Permitted Exceptions" listed on EXHIBIT "B" attached hereto.

THE GRANTOR COVENANTS with the said GRANTEE and binds itself, its successors and assigns, to warrant and forever defend the title to said tract or parcel of land, unto the said GRANTEE, its successors and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS our hands this the 21 day of December, 2012.

SOUTHERN EQUIPMENT RENTAL, LLC

Raymond D Lane Jr Chief Manager

By: Raymond D. Lane, Jr.
Member/Chief Manager

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond D. Lane, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be the Member/Chief Manager of SOUTHERN EQUIPMENT RENTAL, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member/Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 21 day of December, 2012.

Vicki Grantham

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5.25.16

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-25-2016

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $1,200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 21 **day of** December, **2012.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-25-16

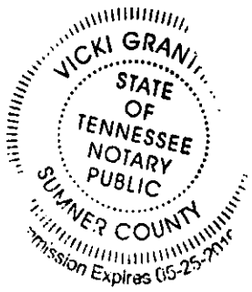


EXHIBIT "A"

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the southerly side of Metroplex Drive being Lot No. 1, as shown on the plan of Section Twelve, Metroplex as of record in Book 6050 page 355, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point in the southerly margin of Metroplex Drive, said point being South 87 deg. 44 min. 00 sec. East 267 feet more or less, from the centerline of Sorghum Branch as measured along said southerly margin; thence with said margin South 87 deg. 44 min. 00 sec. East 239.50 feet to a point; thence leaving said margin with the westerly line of Lot. No. 4 as shown on the plan of Section Five, Metroplex as of record in Book 5190, page 776 said Register's Office, South 02 deg. 16 min. 00 sec. West 399.81 feet, to a concrete monument in the northerly line of Lot No. 2 as shown on the plan of resubdivision Lot No. 2, Harding Place Park as of record in Book 4660, page 7, said Register's Office; thence with said northerly line North 87 deg 44 min 00 sec. West 239.50 feet to a point; thence leaving said northerly line with the easterly line of Lot No. 2 as shown on the aforementioned plan of Section Twelve, Metroplex North 02 deg. 16 min. 00 sec. East 399.81 feet, to the point of beginning containing 95,754 square feet or 2.20 acres, more or less.
Being the same property conveyed to Southern Equipment Rental, LLC by deed from Bruce Gibson and Myra Gibson of record in the Davidson County Register of Deeds' Office at Instrument Number 20020509-0057164.

This is improved real property known as and located at 445 Metroplex Drive, Nashville, Tennessee 37211.

EXHIBIT B

Permitted Exceptions

(1) City and/or County Taxes for the year 2002 and subsequent years for Map 134, Parcel 249.00: A lien, not yet due or payable.

If improvements are completed after January 1st or any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated. Section 67-5-603, et seq.

(2) Plan of record in Plat Book 6050, page 355, Register's Office for Davidson County, Tennessee.

(3) Agreements for dedication of easement for sanitary sewers and for storm drainage of record in Book 4435, page 50, Register's Office for Davidson County, Tennessee.

(4) Restrictive Covenants of record in Book 5653, page 11, Register's Office for Davidson County, Tennessee.

(5) Metroplex Inc. Declaration of Restrictive Covenants of record in Book 6171, page 692, Register's Office for Davidson County, Tennessee.

(6) Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6112, page 37, Register's Office for Davidson County, Tennessee.

(7) Title to that portion of the land lying below the ordinary low water mark of the Sorghum Creek.

(8) Easement for the flow of the waters of the Sorghum Creek and the rights of the public therein.

(9) Rights of upper and lower riparian owners to the flow of the waters of Sorghum Creek, free from diminution or pollution.

(10) Anchor Easement of record in Book 5200, page 309, Register's Office for Davidson County, Tennessee.

(11) Deed of Trust, Assignment of Leases and Rent, and Security Agreement dated March 19, 2002, in favor of Trustee Charles E. Hooks, for the benefit of The Bank of Nashville, in the amount of Two Million ($2,000,000.00) Dollars, of record at Instrument Number 200203!9-0034296, Register's Office for Davidson County, Tennessee.