WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130001052 DEEDWARR
Recvd: 01/04/13 10:19 2 pgs
Fees:13.00 Taxes:2257.00

20130104-0001251

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $610,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THIS 31ST DAY OF DECEMBER, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04984 WILCHER-M

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
David Wayne Properties, A Tennessee General Partnership	Same	13300012400 & 13300012300
3661 & 3664 Trousdale Drive	1607 Knox Drive	
Nashville, TN	Brentwood TN 37027	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

VULCAN HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY CO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

DAVID WAYNE PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3661 & 3664 Trousdale Drive, Nashville, TN

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders..

Witness its hand on the 31st day of December, 2012.

Vulcan Holdings, LLC, a Tennessee Limited Liability Company

BY: _____ /President
Christopher M. Francescon, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Christopher M. Francescon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the President of VULCAN HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY CO, the within named barganor, a limited liability company, and that Christopher M. Francescon, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of December, 2012.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

12-04984 WILCHER-M

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being more particulalry described as follows:

Tract #1 Beginning at a point lying on the Easterly margin of Trousdale Drive, said point further described as being the most Southwesterly corner of the property conveyed to G.P. Rose Company, Inc., as of record in Book 2748, Page 17, in the Register's Office of Davidson County, Tennessee, and the Northwest corner of the herein described tract; thence leaving the Easterly margin of Trousdale Drive and running with the said G.P. Rose Company, Inc., Southerly line North 75 deg. 39' 03" East, a distance of one hundred forty-five (145.0) feet to a point; thence leaving the said G.P. Rose's Southerly line South 14 deg. 20' 57" East, a distance of forty-one and sixty-two hundredths (41.62) feet to a point lying in the Northerly margin of the right of way of the old Nashville, Chattanooga and St. Louis Railroad, said point further described as being fifty (50.0) feet along a radial line whose bearing is North 33 deg. 11' 52" West from the center line of the existing track; thence with the Northerly margin of the said right of way of the Nashville, Chattanooga and St. Louis Railroad around a curve having a radius of two thousand nine hundred fourteen and ninety-three hundredths(2,914.93) feet to the left a distance of one hundred eighty-six and ninety-three hundredths (186.93) feet to a point on the Easterly margin of Trousdale Drive said point further described as being fifty (50.0) feet along a radial line whose bearing is North 36 deg. 52' 20" West from the centerline of the existing track; thence leaving the Northerly margin of the right of way of the Nashville, Chattanooga and St. Louis Railroad and running with the Easterly margin of Trousdale Drive around a curve having a radius of eight hundred forty-three and fifty-one hundredths (843.51) feet to the left a distance of thirty-three and seven hundredths (33.07) feet to a point; thence continuing with the Easterly margin of Trousdale Drive North 0 deg. 49' 15" East, a distance of seventy-eight and sixty-four hundredths (78.64) feet to the point of beginning containing 11,245, more or less square feet.

Tract #2 Beginning at a point lying on the Westerly margin of Trousdale Drive, said point further described as being the Southeast corner of the Rosalie Joseph Saad property as of record in Book 4317, Page 289, in the Register's Office, Davidson County, Tennessee and the Northeast corner of the herein described tract; thence with the Westerly margin of Trousdale Drive South 0 deg. 49' 15" West, a distance of one hundred ten and one tenth (110.1) feet to a point; thence continuing with the Westerly margin of Trousdale Drive with a curve having a radius of seven hundred ninety-three and fifty-one hundredths (793.51) feet to the right a distance of seventy-five and four hundredths (75.04) feet to a point lying in the Northerly margin of the right of way of the old Nashville, Chattanooga and St. Louis Railroad, said point further described as being fifty (50.0) feet along a radial line whose bearing is North 38 deg. 11' 53" West from the centerline of the existing track; thence leaving the Westerly margin of Trousdale Drive and running with the said Northerly margin of the said right of way of the Nashville, Chattanooga and St. Louis Railroad around a curve having a radius of two thousand nine hundred fourteen and ninety-three hundredths (2,914.93) feet to the left a distance of two hundred (200.0) feet to a point, said point further described as lying fifty (50.0) feet along a radial line whose bearing is North 42 deg. 07' 46" West from the centerline of the existing track; thence leaving the Northerly margin of the Nashville, Chattanooga and St. Louis Railroad North 54 deg. 38' 41" West, a distance of one hundred four and fifty-three (104.53) feet to a point, said point further described as lying fifty (50.0) feet along a radial line whose bearing is South 69 deg. 16' 13" East from the centerline of the L&N Railroad's Track No. 167B; thence with a curve having a radius of two thousand one hundred and forty-one hundredths (2100.41) feet to the left a distance of two hundred sixty-seven and seventy-nine hundredths (267.79) feet to a point; said point further described as lying fifty (50.0) feet along a radial line whose bearing is South 76 deg. 34' 33" East from the centerline of the L&N Railroad's Track No. 167B; thence South 89 deg. 10' 45" East along the Southerly line of the said Rosalie Joseph Saad property a distance of one hundred sixty-five and sixty-nine hundredths (165.69) feet to the point of beginning, containing 52,488, more or less, square feet.

Being the same property conveyed to Vulcan Holdings, LLC, a Tennessee limited liability company by Warranty Deed from H. Rodes Hart, recorded on the 3rd day of May, 2006 in Instrument No. 20060503-0051202, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EAST RADNOR INDUSTRIAL SUBDIVISION, SECTION 3, as recorded in Plat Book 5190, Page(s) 317, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Agreement for Dedication of Easement recorded in Book 5469, Page 313 (as to Tract 2) and Instrument No. 20061130-0147570 (as to Tract 1)

f. Deed of Conveyance recorded in Book 5580, Page 84.