SPECIAL WARRANTY DEED

TO:	Vulcan Holdings, LLC	This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC 150 3rd Avenue South, Suite 1100 Nashville, TN 37201
FROM:	Howard A. Hoffman, Ray Chambers and Independence Trust Company as Co-Trustees of the Hoffman Family Trust B	

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Vulcan Holdings, LLC 450 Allied Drive Nashville, Tennessee 37211	Same	133-05-0-059 133-05-0-082

BILL GARRETT, Davidson County
Trans:T20130001274 DEEDWARRSP
Recvd: 01/04/13 15:01 6 pgs
Fees:33.00 Taxes:8047.50
20130104-0001467

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $2,175,000.00.

Affiant

Sworn to and subscribed before me, this 28th day of December, 2012.

Notary Public

My Commission Expires: 1/9/16

MICHAEL J. CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Howard A. Hoffman, Ray Chambers and Independence Trust Company as Co-Trustees of the Hoffman Family Trust B** (the "Seller") by these presents does transfer, sell and convey unto **Vulcan Holdings, LLC, a Tennessee limited liability company** (the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This improved property located 450 Allied Drive, Nashville, Davidson County, Tennessee 37211.

Seller further covenants and binds Seller, its representatives, successors and assigns to warrant and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming by, through or under Seller, but not otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 28th day of December, 2012.

SELLER: **Howard A. Hoffman, Ray Chambers and Independence Trust Company as Co-Trustees of the Hoffman Family Trust B**

By: _____
Howard A. Hoffman, Co-Trustee

By: _____
Ray Chambers, Co-Trustee

Independence Trust Company, Co-Trustee

By: _____

Title: Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Michael J. Cassidy, a Notary Public in and for the County and State aforesaid, personally appeared Howard A. Hoffman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Trustee of the Hoffman Family Trust B, the within named bargainor, a Trust, and that he as such Co-Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Co-Trustee.

Witness my hand and seal at office in Nashville, Tennessee, this 28th day of December, 2012.

_____
Notary Public

My Commission Expires: 1/9/16

MICHAEL J. CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Michael J. Cassidy, a Notary Public in and for the County and State aforesaid, personally appeared Ray Chambers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Trustee of the Hoffman Family Trust B, the within named bargainor, a Trust, and that he as such Co-Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Co-Trustee.

Witness my hand and seal at office in Nashville, Tennessee, this 28th day of December, 2012.

Notary Public

My Commission Expires: 1/9/16

MICHAEL J. CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Michael J. Cassidy, a Notary Public in and for the County and State aforesaid, personally appeared Greer B. Kelley of Independence Trust Company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Greer B. Kelley VP of Independence Trust Company, a corporation, the Co-Trustee of the Hoffman Family Trust B, the within named bargainor, a Trust, and that he as such VP of the corporation, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as VP of the corporation as Co-Trustee.

Witness my hand and seal at office in Nashville, Tennessee, this 28th day of December, 2012.

Notary Public

My Commission Expires: 1/9/16

MICHAEL J. CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

PROPERTY DESCRIPTION

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Allied Industrial Park, Section II, as of record in Plat Book 3700, page 63, Registers Office for said County, described as follows:

Beginning at a point in the north margin of Allied Drive at the corner of Lots Nos. 6 and 7; thence east with said Drive, 375.08 feet to a concrete monument; thence northeasterly around a slight curve, 39.19 feet to a monument in the west margin of Keystone Avenue; thence north with said Avenue, 438.47 feet to a monument; thence leaving said Avenue and along the south boundary of Sunrise Heights Subdivision, as of record in Plat Book 421, page 45, Register's Office, north 86° 09' west 160.05 feet to a monument and continuing north 84° 54' west 241.46 feet to the corner of Lots 6 and 7; thence south along the line of said Lots, 466.04 feet to the beginning.

Being part of the same property conveyed to SOUTHERN SHOE MACHINERY COMPANY, A TENNESSEE CORPORATION, by deed from ALLIED INDUSTRIAL DEVELOPMENT, INC., of record in Book 3964, page 557, dated December 1, 1965, said Register's Office. Then being further conveyed to HOWARD A. HOFFMAN AND RAY CHAMBERS, AS CO-EXECUTORS OF THE ESTATE OF HOWARD HENRY HOFFMAN, by Quitclaim Deed from SOUTHERN SHOE MACHINERY COMPANY, A TENNESSEE CORPORATION, of record as Instrument No. 20020826-0103148, dated August 20, 2002, said Register's Office. The said Howard Henry Hoffman died testate on or about October 16, 2001 leaving the subject property to HOWARD A. HOFFMAN, RAY CHAMBERS AND INDEPENDENCE TRUST COMPANY AS CO-TRUSTEES OF THE HOFFMAN FAMILY TRUST B, as evidenced by Executor's Quitclaim Deed of record as Instrument No. 20040408-0040420, dated March 25, 2004, and as corrected by Scrivener's Affidavit of record as Instrument No. 20060127-0010718, dated January 24, 2006, said Register's Office.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 6B on the Resubdivision of Lot No. 6, Allied Industrial Park, Section 2, of record in Plat Book 4470, page 83, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 63 fronts 100.00 feet on the northerly side of Allied Drive and runs back 467.94 feet on the westerly side and 466.04 feet on the easterly side to a line in the rear measuring 100.01 feet thereon.

Being the same property conveyed to JOHN R. OZIER, by deed from SOUTHERN SHOE MACHINERY CO., of record in Book 4535, page 187, dated September 7, 1971, said Register's Office. Then being further conveyed to HOWARD A. HOFFMAN AND RAY CHAMBERS, AS CO-EXECUTORS OF THE ESTATE OF HOWARD HENRY HOFFMAN, by Quitclaim Deed from SOUTHERN SHOE MACHINERY COMPANY, A TENNESSEE CORPORATION, of record as Instrument No. 20020826-0103148, dated August 20, 2002, said Register's Office. The said Howard Henry Hoffman died testate on or about October 16, 2001 leaving the subject property to HOWARD A. HOFFMAN, RAY CHAMBERS AND INDEPENDENCE TRUST COMPANY AS CO-TRUSTEES OF

THE HOFFMAN FAMILY TRUST B, as evidenced by Executor's Quitclaim Deed of record as Instrument No. 20040408-0040420, dated March 25, 2004, and as corrected by Scrivener's Affidavit of record as Instrument No. 20060127-0010718, dated January 24, 2006, said Register's Office.

EXHIBIT B

1. Taxes for the year of 2013 a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 3700, page 63, and Plat Book 4470, page 83, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3857, page 582, said Register's Office.