BILL GARRETT, Davidson County
Trans:T20130002808 DEEDWARR
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Fees:18.00 Taxes:1110.00
20130110-0003366

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204
G#20028-6B

BOX #14

ADDRESS NEW OWNERS:
L. Earl Bentz
17 Northumberland
Nashville, TN 37215

SEND TAX BILLS TO:
Corporate Place Investors
Attn: J. Patrick Brakefield
776 Melrose Avenue
Nashville, TN 37211

MAP-PARCEL NOS.
18300005300

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, **Carmen Jenkins Bentz, as to an undivided 10% interest (being all of her ownership interest)**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **L. Earl Bentz**, hereinafter called the "Grantee", his heirs and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

BEING a parcel of land in the Second Civil District, Twenty-Ninth Councilmanic District, Davidson County, Tennessee, located in the southwesterly quadrant of the intersection of Corporate Place and J. P. Hennessy Drive. Being Lot No. 1 as shown on the Plan of Section IX, Interchange City Industrial Park, as recorded in Book 4460, Page 162, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the westerly right-of-way line of J. P. Hennessy Drive, said point being southerly terminus of a curve return to Corporate Place; thence, with said right-of-way line of J. P. Hennessy Drive South 26 degrees 51 minutes West, 189.80 feet to a point; thence, continuing with said right-of-way line with a curve to left 206.34 feet to a point, said curve having a central angle of 05 degrees 03 minutes 31 seconds, a radius of 2,321.83 feet, a tangent of 103.24 feet and a chord of South 24 degrees 18 minutes 15 seconds West, 206.28 feet; thence, leaving said right-of-way line with the northerly line of Lot No. 1, as shown on the Plan of Section 24, Interchange City Industrial Park, as of record in Book 5200, Page 137, in the Register's Office of Davidson County, Tennessee, and the northerly line of property conveyed to Hennessy Industries, Inc., by Deed of record in Book 5835, Page 926, in the Register's Office of Davidson County, Tennessee, North 75 degrees 28 minutes West, 700.00 feet to a point; thence, leaving said line with the easterly line of property

conveyed to Joseph Hays Wilsatt by Deed of record in Book 7167, Page 624, in the Register's Office of Davidson County, Tennessee, North 14 degrees 32 minutes East, 450.00 feet to a point in the southerly right-of-way of Corporate Place; thence, with said right-of-way line the following calls: South 75 degrees 28 minutes East, 512.20 feet to a point; thence, with a curve to the right 198.83 feet to a point; said curve having a central angle of 12 degrees 19 minutes, a radius of 924.93 feet; a tangent of 99.80 feet and a chord of South 69 degrees 18 minutes 30 seconds East, 198.45 feet; thence, South 63 degrees 09 minutes East, 48.00 feet to a point; thence, with a curve to the right of 39.27 feet to the point of beginning, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet, a tangent of 25.00 feet and a chord of South 18 degrees 09 minutes East, 35.36 feet.

BEING the same property conveyed to J. Patrick Brakefield, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary for Corporate Place Investors, LLC, a Tennessee joint venture, as to an undivided 73.3% interest, L. Earl Bentz, as to an undivided 16.7% interest, and Carmen Jenkins Bentz, as to an undivided 10% interest, by Warranty Deed dated October 30, 2006, from SSLJ, LLC, a Missouri limited liability company, of record in Instrument No. 20061101-0135717, Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 4460, Page 162, Register's Office for Davidson County, Tennessee;

2) Easements for overhead power lines in Book 5680, Page 967 and Book 5680, Page 971, Register's Office for Davidson County, Tennessee;

3) Declaration of Restrictions in Book 4673, Page 508, Register's Office for Davidson County, Tennessee;

4) Matters shown on the ALTA/ACSM Survey by Barge, Waggoner, Sumner & Cannon, Inc., John M. Duffer, R.L.S. #1431, dated September 16, 1998, revised June 19, 2001, revised June 19, 2001, revised June 26, 2001, and revised October 4, 2006, bearing Job No. 33204.00;

5) Property taxes for the year 2012 and subsequent years which have been assumed by the Grantee herein; and,

6) Deed of Trust, Assignment of Rentals, Security Agreement and Fixture Filing executed by J. Patrick Brakefield, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber, without the joinder of any beneficiary, as Grantor, and Corporate Place Investors, a Tennessee joint venture, as Borrower, to Hugh M. Queener, Trustee, of record in Instrument No. 20080627-0066226, Register's Office for Davidson County, Tennessee, dated June 24, 2008, to

secure to Pinnacle National Bank, in the original principal amount of $2,100,000.00, payable as set forth therein.

THIS is improved property, known as: 1630 Corporate Place, La Vergne, TN 37086.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and/or assigns, forever; and the undersigned Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a goodright to convey it, and the same is unencumbered except as set forth above; and the Grantor does further covenant and bindherself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 27th day of December, 2012.

Carmen Jenkins Bentz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Carmen Jenkins Bentz, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, this 27th day of December, 2012.

My Commission Expires: **My Commission Expires: December 15, 2015**

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me this the 27th day of December, 2012.

My Commission Expires: **My Commission Expires: December 15, 2015**

Notary Public

KG:bentz deed.wd