THIS INSTRUMENT PREPARED BY:

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BILL GARRETT, Davidson County
Trans:T20130031417 DEEDWARR
Recvd: 04/17/13 09:15 6 pgs
Fees:33.00 Taxes:8140.00
20130417-0038112

COVER PAGE FOR
TRUSTEE'S DEED

Date of Document:	April 1, 2013
Grantor:	Yvonne Bennett Leggett, Trustee of The Eli and Jennie Bennett Evergreen Trust
Address of Grantor	497 Hogan Branch Road, Goodlettsville, Tennessee 37072
Grantee:	BTD Property, LLC, a Kansas limited liability company
Address of Grantee:	10601 Mission Road, Suite 250, Leawood, Kansas 66206
Legal Description:	See **Exhibit A** attached hereto.
Prior Document References:	None

Trustee's Deed

THIS INDENTURE is made as of the 1st day of April, 2013, by and between Yvonne Bennett Leggett, Trustee of The Eli and Jennie Bennett Evergreen Trust ("Grantor"), and BTD Property, LLC, a Kansas limited liability company ("Grantee"). The mailing address of Grantee is 10601 Mission Road, Suite 250, Leawood, Kansas 66206

WHEREAS, the property described in this Trustee's Deed is a part of the assets of The Eli and Jennie Bennett Evergreen Trust (the "Trust"); and,

WHEREAS, the Trust gives Yvonne Bennett Leggett, as Trustee (the "Trustee"), the power of sale, and this Trustee's Deed is given in the exercise of such power; and,

WHEREAS, the Trust is in full force and effect and has not been terminated, and the Trustee is the duly appointed, qualified and acting Trustee of the Trust.

WITNESSETH, that Grantor, pursuant to the power and authority granted to her as Trustee to sell the real estate herein described, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, by way of contribution, to Grantor duly paid, the receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN, SELL and CONVEY unto Grantee and Grantee's successors and assigns, the real property described on Exhibit A attached hereto and incorporated herein by this reference in Davidson County, Tennessee (the "Property"), SUBJECT, however, to those matters more particularly described on Exhibit B attached hereto and made a part hereof for all purposes (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, unto Grantee and Grantee's successors and assigns, forever; Grantor hereby covenanting that (i) the Property is free and clear from any encumbrance done or suffered by Grantor, except for the Permitted Exceptions, and (ii) Grantor will warrant and defend the title to the Property unto Grantee and Grantee's successors and assigns forever against the lawful claims and demands of all persons claiming or to claim the same by, through or under Grantor, except for the Permitted Exceptions.

The undersigned has executed this Deed as Trustee, and not individually. By acceptance hereof, Grantee agrees that all liability under this Deed with respect to covenants or warranties contained herein is expressly limited to the assets of the Trust.

[SIGNATURES COMMENCE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed the day and year first above written.

THE ELI AND JENNIE BENNETT EVERGREEN TRUST

By: Yvonne Bennett Leggett Trustee
Yvonne Bennett Leggett, Trustee

STATE OF Tenn)
) ss
COUNTY OF Davidso)

On this 15th day of April, 2013, before me, a Notary Public in and for said County and State, personally appeared Yvonne Bennett Leggett, Trustee of The Eli and Jennie Bennett Evergreen Trust, and that said instrument was signed on behalf of said Trust, and said person acknowledged said instrument to be the free act and deed of said Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year last above written.

Mattie T Shelton
Notary Public
Commissioned in Davidson County

My Commission Expires:
March 7, 2017

MATTIE T. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The consideration for this transfer is $(2,200,000.00).

Yvonne Bennett Leggett Trustee
AFFIANT

Sworn to and subscribed before me this 15th day of April, 2013.

Mattie T Shelton
NOTARY PUBLIC
My Comm. Expires: March 7, 2017

MATTIE T. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
DESCRIPTION

TRACT ONE: All that tract or parcel of land lying and being in the City of Nashville, Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a point which is on the south right of way line of Cherokee Avenue, at the Northwest corner of Lot 52 of the Walnut Grove subdivision (Lot 5, Stull Tract) said point being a common corner to Lots 50 and 52 of said subdivision and on the boundary of a tract of land owned by the United States of America at the United States Army Reserve Center, Nashville, Tennessee.

Thence Easterly along the South line of said Cherokee Avenue, which is along the north line of Lot 52 and subsequently along the north line of Lot 54 of said subdivision and along the boundary of said United States tract a distance of 301 feet, more or less, to a point at the intersection of the South right of way line of said Cherokee Avenue and the West right of way line of the Louisville and Nashville Railroad, said point being at the Northeast corner of Lot 54 of said subdivision.

Thence Southwesterly along the West right of way line of said Louisville and National Railroad which is along the East line of Lot 52 of said subdivision and along the boundary of said United States tract a distance of 401 feet, more or less to a point at the Southeast corner of Lot 54 of said subdivision and at a corner of said United States tract;

Thence Westerly along the South line of Lots 54 and 52 and subsequently along the south line of Lots 50 and 48 of said subdivision, which is along the boundary of said United States tract a distance of 386 feet more or less to a point at the Southwest corner of Lot 48 of said subdivision and at a corner of said United States tract;

Thence Northerly along the West line of said Lot 48, which is along the boundary of said United States tract a distance of 214.4 feet more or less to a point that lies 150 feet south of the Northwest corner of Lot 48 of said subdivision;

Thence Easterly along a line 150 feet South of and parallel with the South right of way of said Cherokee Avenue and which is along the North line of Lot 48 of said subdivision and along the boundary of said United States tract a distance of 50 feet to a point which is at a corner of said United States tract;

Thence Northerly along a line 50 feet East of and parallel with the West line of Lot 48 of said subdivision, which is along the boundary of said United States tract a distance of 150 feet to a point on the South right of way of said Cherokee Avenue, on the North line of Lot 48 of said subdivision and at a corner of said United States tract;

Thence Easterly along the South line of said Cherokee Avenue, along the North line of Lot 48 and subsequently along the North line of Lot 50 of said subdivision which is along the boundary of said United States tract a distance of 150 feet, more or less to the point of beginning.

Containing 3.67 acres or 1.49 hectares more or less and being all of Tracts 1 and 3 of the former United States Army Reserve Center, Nashville, Tennessee.

BEING the same property conveyed to DORRIS E. BENNETT and JEANETTE PEERY BENNETT by deed from the United States of America, dated November 27, 1991, and filed for record in Book 8504, Page 95, in the Register's Office for Davidson County, Tennessee.

TRACT TWO: Land in Davidson County, Tennessee, being Lot No. 37 on the Map of Victory Heights Subdivision, as of record in Book 1130, Page 97, Register's Office for said County.

Said Lot No. 37 fronts 60 feet on the north side of Chickasaw Avenue and runs back between parallel lines 150 feet to a dead line.

This conveyance is subject to restrictive covenants contained in instrument and of record in Book 1357, Page 677, said Register's Office. Also subject to setback line and easements, etc. of record in Book 1130, Page 97, said Register's Office.

BEING the same property conveyed to DORRIS E. BENNETT, SR. and wife, JEANNETTE BENNETT, by deed from Hazel Gower Thompson dated May 27, 1969, and filed for record in Book 4339, Page 846, in the Register's Office for Davidson County, Tennessee.

TRACT THREE:

Parcel No. 1: Land in Davidson County, Tennessee, being the northerly 150 feet of the westerly 50 feet of Lot No. 48 on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, as of record in Book 332, Page 34, Register's Office for said County.

Said part of Lot No. 48 fronts 50 feet on the southerly side of Cherokee Avenue and extends back between parallel lines 150 feet to a dead line.

Parcel No. 2: Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 46 on the Map of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, as of record in Book 332, Page 34, Register's Office for said County.

Said part of said Lot No. 46 front 50 feet on the south side of Cherokee Avenue, and runs back 364.4 feet on the east line and 361.2 feet, more or less, on the west line, to a dead line, on which it measures 50 feet thereon.

Included in the above description but expressly excluded therefrom is property condemned by the State of Tennessee, a certified copy of judgment being of record in Book 4184, Page 357, said Register's Office, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 46 on the Map of Walnut Grove Subdivision of Lot No. 5 on the Stull Tract, as of record in Book 3323, Page 34, Register's Office for said County.

Beginning at a point in R.G. Graves' northwest property corner, said point being also in the south margin of Cherokee Avenue; thence running South 79 deg. 16' 59" East, 50 feet along Graves' northerly boundary line to a point; thence running southwest 68 feet, more or less, to a point on Graves' westerly boundary line; thence running North 10 deg. 44' East 45 feet along Graves' westerly boundary line back to the point of beginning, containing 1125 square feet.

BEING the same property conveyed to DORRIS E. BENNETT and wife, JEANETTE PEERY BENNETT, by deed from Ruby G. Graves dated February 15, 1968, and filed for record in Book 4212, Page 402, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the Eli and Jeanie Bennett Evergreen Trust by Deed of record in Book 10786, page 453 ROD C.

Exhibit B

Permitted Exceptions

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

2. Covenants, Conditions and Restrictions of record in Book 1357, Page 677, Register's Office for Davidson County, Tennessee.