Send Tax Bills to:
Eaden Family, L.P.
1829 Laurel Ridge Drive
Nashville, TN 37215
Map 133-05-0-700

THIS INSTRUMENT PREPARED BY CRISTI SCOTT, CLERK AND MASTER, CHANCERY COURT, DAVIDSON COUNTY, TENNESSEE, METRO COURTHOUSE, NASHVILLE, TENNESSEE

THIS INDENTURE, made the 18th day of April, A. D. 2013, between CRISTI SCOTT, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee, party of the first part, and EADEN FAMILY, L.P., A TENNESSEE LIMITED PARTNERSHIP party of the second part,

WITNESSETH, that by order of Chancery Court, in the case of LAVADA J DOYLE, Plaintiff and WILLIAM O DAUGHERTY, III, ET AL, Defendants, Case No. 11-0624-I, and entered January 10, 2013, Ken Byrd Realty & Auction, Inc. did on the 9th day of March, 2013, sell at public auction the real estate hereinafter described to EADEN FAMILY, L.P., A TENNESSEE LIMITED PARTNERSHIP for SEVEN HUNDRED THIRTY FIVE THOUSAND DOLLARS AND NO CENTS ($735,000.00), as appears from the order of said Court entered on April 18, 2013, and the consideration having been paid as required by the Court confirming said sale,

NOW, THEREFORE, in order to carry into effect the sale, pursuant to the order, CRISTI SCOTT, as Clerk and Master, does transfer and convey to EADEN FAMILY, L.P., A TENNESSEE LIMITED PARTNERSHIP, in fee simple forever said tract or parcel of land, situated in the County of Davidson and State of Tennessee and bounded and described as follows - viz:

> Land in Davidson County, Tennessee, being Lot No. 14-A on the Plan of Allied Industrial Park, Section 5, of record on Book 3842, Page 175, Register's Office for Davidson County, Tennessee described as follows:
>
> Beginning at a point in the easterly margin of Vulcan Drive, the northwest corner of subject lot; thence South 75 deg. 19 min. 37 sec. East 199.45 feet to a point; the northeast corner of the subject lot; thence South 2 deg. 39 min. West 259.0 feet to a point in the northerly margin of McNally Drive, the Southeast corner of the

BILL GARRETT, Davidson County
Trans:T20130034055 DEEDWARR
Recvd: 04/25/13 11:50 3 pgs
Fees:18.00 Taxes:2719.50
20130425-0041199

subject lot; thence with the margin of same, North 87 deg. 21 min. West 210.0 feet to a monument at the beginning of a curve to the right, having a radius of 25.0 feet; thence around said curve northwestwardly 39.27 feet to a monument in the easterly margin of Vulcan Drive; thence continuing with said margin of said Drive, North 2 deg. 39 min. East 25.75 feet to a monument at the beginning of a curve to the right, having a radius of 719.53 feet; thence with said curve to the right and said margin of Vulcan Drive, northeastwardly 190.15 feet to a monument at the beginning of a curve to the left, having a radius of 1169.07 feet; thence with said curve and said margin of Vulcan Drive, northeastwardly 63.63 feet to the point of beginning, containing 65,427.17 square feet, more of less, or 1.502 acres, more or less.

Being the same property conveyed by Quitclaim Deed from LaVada J. Doyle, Personal Representative, of record at Instrument No. 20091222-0116579, Register's Office for Davidson County, Tennessee, subject property was conveyed to William O. Daugherty, III, LaVada J. Doyle and Ronald T. Daugherty, each as to a one-third (1/3) undivided interest. By Quitclaim Deed dated February 21, 2012, William O. Daugherty, III conveyed his one-third (1/3) interest to Lynsey D. Smith, as Trustee of the William O. Daugherty, III Revocable Trust under agreement dated February 21, 2012, of record at Instrument No. 2012-0223-0015789, Register's Office for Davidson County, Tennessee. The property was thereafter a subject of an action for partition filed in the Chancery Court for the Twentieth Judicial District of Tennessee, Davidson County, Case No. 11-624-I and was sold at auction pursuant to an Order entered by the Chancery Court on January 10, 2013. James G. Eaden was the successful bidder at the sale and directed that the property be deeded to Eaden Family, L.P., a Tennessee limited partnership.

This is improved property known as 3740 Vulcan Drive, Nashville, TN 37211, Davidson County Tax Map and Parcel 13305007000.

TO HAVE AND TO HOLD said real estate, with all the hereditaments and appurtenances thereunto belonging, to EADEN FAMILY, L.P., A TENNESSEE LIMITED PARTNERSHIP, in fee simple forever.

Pursuant to an order entered April 1, 2013 the Court found that the current owners of the Vulcan Drive Property have good and marketable title to the Vulcan Drive Property, that the only occupants of the Vulcan Drive Property are the parties or the winning bidder of the Vulcan

Drive Property, that all improvements located on the Vulcan Drive Property have been completed for more than 12 months, and that there are no liens, mechanic's liens or other encumbrances on the Vulcan Drive Property other than as specifically identified herein.

This conveyance is subject to all taxes for 2013 which are assumed by the purchaser.

IN WITNESS WHEREOF, the said CRISTI SCOTT, Clerk and Master as aforesaid, has hereunto set her hand the date first above written.

Cristi Scott
Clerk and Master

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Vicki Bailey, a Notary Public in and for said County and State, the within named CRISTI SCOTT, Clerk and Master, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 18th day of April, 2013.

NOTARY PUBLIC

My Commission Expires: September 9, 2014

MICHAEL C. GAFFNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value of this transfer is $ 735,000.00.

Affiant

Subscribed and sworn to before me this 20th day of April, 2013.

Notary Public
My Commission Expires

MARCY E. SHELTON
STATE TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2013