THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

24526-1
Box 14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Kenmar Properties, LLC 10414 Plaza Americana Baton Rouge, LA 70816	New Owner	Map 132-08 Parcel 007-00

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, the undersigned, PS BUILDINGS, LTD., a Florida limited partnership, the hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto KENMAR PROPERTIES, LLC, a Louisiana limited liability company, hereinafter called the Grantee, its successors and/or assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee also being known as Unit "B" as described in the Declaration of 3074 & 3078 Sidco Commercial Condominium of record as Instrument No. 20130307-0023079, Register's Office for Davidson County, Tennessee, being part of Lot D on the Plat of Resubdivision of Lots D and C-1 on the Plat of Horrell's Sidco Development as of record as Instrument No. 20030605-0077784, said Register's Office, to which plat is hereby referenced for a more complete description.

Being part of the same property conveyed to PS Buildings, Ltd., a Florida limited partnership, by Deed dated August 18, 2006 from Mary H. Andrews and Margaret A. Andrews, Successor Co-Trustees of the John N. Andrews Living Trust Under The Living Trust Agreement Dated January 2, 2002, of record as Instrument No. 20060823-0104120, Register's Office for Davidson County, Tennessee.

This improved commercial property is also known as 3078 Sidco Drive, Davidson County, Nashville, Tennessee.

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, its successors and/or assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20130037248 DEEDWARR
Recvd: 05/06/13 08:47 4 pgs
Fees:23.00 Taxes:4995.00
20130506-0045091

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 2nd day of May, 2013.

PS BUILDINGS, LTD.,
a Florida limited partnership

By: Plano Partnership, Ltd.,
a Texas limited partnership, its General Partner

By: _____
James Traweek, General Partner

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named James Traweek, General Partner of Plano Partnership, Ltd., a Texas limited partnership, General Partner of PS Buildings, Ltd., a Florida limited partnership, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, as such General Partner, having the authority to do so, acknowledged that he executed the foregoing instrument for the purpose contained therein by signing the name of the limited partnership as the General Partner.

WITNESS my hand and official seal at office, this 2nd day of May, 2013.

RICKEY R. NEWBERN
MY COMMISSION EXPIRES
October 13, 2016

Rickey R. Newbern
Notary Public
My Commission Expires: Oct. 13, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,350,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of May, 2013.

Notary Public
My commission expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"
Permitted Exceptions

1. Taxes for the year 2013 and subsequent years, not yet due and payable.

2. Matters shown on the Plan of record as Instrument No. 20030605-0077784, Register's Office for Davidson County, Tennessee, shown as an Owner's Certificate and is subject to all matters as set forth therein.

3. Rights reserved with reference to uranium, thorium and all other materials essential to production of fissionable materials as set out in deed to State of Tennessee of record in Book 1731, page 533, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7610, page 584, Register's Office for Davidson County, Tennessee.

5. Easement Agreement for pedestrian and vehicular access of record in Bok 7746, page 156, Register's Office for Davidson County, Tennessee.

6. Subject to the terms of the conditions and covenants stated in the deeds from CSX Transportation, Inc., of record in Book 7429, page 245, and Book 7925, page 103, Register's Office for Davidson County, Tennessee.

7. Title to that portion of the premises within the bounds of the chartered railroad right-of-way.

8. Matters shown on the ALTA/ACSM Land Title Survey by Cherry Land Surveying, Inc., signed by R. Scot Cherry, TN RLS #1512, dated July 28, 2006, bearing Job No. 06175BB.

9. Stormwater Detention Agreement of record as Instrument No. 20070522-0060800, said Register's Office.

10. Subject to the Declaration of 3074 & 3078 Commercial Condominium of record as Instrument No. 20130307-0023079, said Register's Office.