#24663-1

Box 14

BILL GARRETT, Davidson County
Trans:T20130038687 DEEDWARR
Recvd: 05/08/13 16:03 3 pgs
Fees:18.00 Taxes:4902.50
20130508-0046776

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

ADDRESS NEW OWNERS:
Troylus, LLC
1306 Ashwood Avenue
Nashville, TN 37212

SEND TAX BILLS TO:
"New Owner"

MAP-PARCEL NOS.
08209004900
08209005200
08209005300
and 08209005400

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, CENTURION PRODUCTS, INC., a Tennessee corporation, formerly known as CORONADO PRODUCTS, INC., and also formerly known as CORONADO STONE COMPANY OF TENNESSEE, INC., hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto TROYLUS, LLC, a Tennessee limited liability company, hereinafter called the "Grantee", its successors and assigns, a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to-wit:

Tract I:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 32, 34, 36 and the northerly half of 30 on the North Nashville Plan, as of record in Plat Book 21, Page 105, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a pk nail set at the intersection of the southerly right-of-way line of Taylor Street, 40 feet in width and the westerly right-of-way line of 6th Avenue North, 49.5 feet;

Thence leaving the southerly right-of-way line of Taylor Street, with the westerly right-of-way line of 6th Avenue North, South 26 deg 53 min 12 sec East, 189.95 feet to an iron rod set at a corner common with the property of James R. & Kathy Jo C. Duncan, as of record in Instrument Number: 20060130-0011291, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of 6th Avenue North, with the northerly property line of James R. & Kathy Jo C. Duncan, South 63 deg 04 min 14 sec West, 175.75 feet to an iron rod set in the easterly right-of-way line of an unnumbered alley, 17.0 feet in measured field width;

Thence with the easterly right-of-way line of said unnumbered alley, North 27 deg 27 min 57 sec West, 186.62 feet to a pk nail set at the intersection with the southerly right-of-way line of Taylor Street;

Thence leaving the easterly right-of-way line of said unnumbered alley with the southerly right-of-way line of Taylor Street North 61 deg 59 min 42 sec East, 177.67 feet to the POINT OF BEGINNING. Containing 33,270 square feet or 0.764 acres more or less.

Being the same property conveyed to Coronado Stone Company of Tennessee, Inc., as of record in Deed Book 4642, Page 416; Deed Book 4642, Page 414; Deed Book 4581, Page 238; and Deed Book 4639, Page 915, at the Register's Office for Davidson County, Tennessee. The said Coronado Stone Company of Tennessee, Inc. has changed its name by Articles of Amendment filed with the Tennessee Secretary of State and is now known as Centurion Products, Inc.

Tract II:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 12, 13, 14 and 15 of the Plan of the Homestead Addition Estate of D.T. McGavock, as of record in Plat Book 57, Page 9, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a pk nail set at the intersection of the southerly right-of-way of Taylor Street, 40 feet in width, and the easterly right-of-way line of 6th Avenue North, 49.5 feet in width;

Thence leaving the easterly right-of-way line of 6th Avenue North with the southerly right-of-way line of Taylor Street, North 61 deg 59 min 42 sec East, 166.25 feet to a pk nail set at the intersection with the westerly right-of-way line of Alley #207, 15.6 feet in measured field width;

Thence leaving the southerly right-of-way line of Taylor Street with the westerly right-of-way line of Alley #207, South 27 deg 01 min 54 sec East, 232.93 feet to an iron rod set at a corner common with the property of Ashley Marie Manson, as of record in Instrument Number: 20051019-0125854, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Alley #207, with the northerly property line of Ashley Marie Manson, South 63 deg 14 min 54 sec West, 166.81 feet to an iron rod set in the easterly right-of-way line of 6th Avenue North;

Thence with the easterly right-of-way line of 6th Avenue North, North 26 deg 53 min 12 sec West, 229.29 feet to the POINT OF BEGINNING. Containing 38,483 square feet or 0.883 acres more or less.

Being part of the same property conveyed to Coronado Products, Inc. by Installment Deed dated 1/1/83 from John T. Baugh, Jr., etux Virginia Nell Baugh of record in Book 5990, Page 383, and all of the same property conveyed to Coronado Products, Inc. by Deed dated 11/11/81 from George Roger Peek and wife Elinor B. Peek of record in Book 5966, Page 264, Register's Office for Davidson County, Tennessee; being part of the same property conveyed to Coronado Products, Inc. by Deed from John T. Baugh, Jr., etux Virginia Nell Baugh of record in Book 5990, Page 383, said Register's Office; being all of the same property conveyed to Coronado Products, Inc., by Deed from Dora Jean Shadows and Jesse F. Puckett, as tenants in common, of record in Book 6508, Page 693, said Register's Office; being all of the same property conveyed to Coronado Stone Co. of Tennessee, Inc., by Deed from John T. Baugh, Jr., and wife Virginia Nell Baugh of record in Book 4581, Page 238, dated 3/1/72 and all of the same property conveyed to Coronado Stone Co. of Tennessee, Inc. by Deed from Herbert & Wilk Realty Co., a partnership of record in Book 4642, Page 416, dated 9/28/72 and all of the same property conveyed to Coronado Stone Company of Tennessee, Inc., by Deed from W.L. Bainbridge Company of record in Book 4639, Page 915, dated 9/15/72 and all of the same property conveyed to Coronado Stone Company of Tennessee, Inc. by Deed from Thomas W. Hales, Jr. of record in Book 4642, Page 414, dated 10/1/72, Register's Office for Davidson County, Tennessee. The said Coronado Stone Company of Tennessee, Inc. and Coronado Products, Inc., being one and the same corporation, have changed their name by Articles of Amendment filed with the Tennessee Secretary of State and are now known as Centurion Products, Inc.

This is commercial property known as 1318, 1322, 1326 & 1329 6th Avenue North, Nashville, Tennessee.

The above-described property is conveyed subject to the following:

1. Taxes for the year 2013 and subsequent years, a lien not yet due and payable, which taxes have been adjusted between the parties and assumed by the Grantee.

2. Matters shown on the Plans of record in Book 21, Page 105 and Book 57, page 9, Register's Office for Davidson County, Tennessee.

3. Subject to the Restrictive Covenants for the Phillips-Jackson Street Redevelopment District in Book 9183, Page 130, Book 11625, Page 280 and Instrument No. 20020425-0051069, said Register's Office.

4. Matters shown on the ALTA/ACSM Land Title Survey prepared by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee RLS No. 1512, dated February 12, 2013, last revised April 29, 2013.

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, its successors and assigns, forever; and the undersigned Grantor does covenant 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 above; and the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 8th day of May, 2013.

CENTURION PRODUCTS, INC.

By: _____
Tim Pardue, President

By: _____
John T. Baugh, Jr., Chairman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tim Pardue and John T. Baugh, Jr. with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged themselves to be the President and Chairman of Centurion Products, Inc., a Tennessee corporation, the within named bargainor, and that they as such President and Chairman being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as President and Chairman.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of May, 2013.

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9-19-16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,325,000.00.

Affiant

Subscribed and sworn to before me this
8th day of May, 2013.

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 9-19-16