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

24494-1
BOX 14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
EagleUSA Marketing Group Corp. Attn: Gilbert L. Warner 4255 Winner Circle Medina, OH 44256	New Owner	Map/Parcel: 10606007900

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, SAPPHIRE INVESTMENTS, a Tennessee general partnership, the hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto EAGLEUSA MARKETING GROUP CORPORATION, an Ohio corporation, hereinafter called the Grantee, its successors and/or assigns, certain land in Davidson, County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Grayson Industrial Park, as of record in Plat Book 3842, Page 131, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Sapphire Investments, a Tennessee general partnership by Deed from Menzler Investors, a Tennessee joint venture of record as Instrument No. 20030709-0094786, Register's Office for Davidson County, Tennessee.

This improved commercial property also known as 1101 Menzler Road, Nashville, Davidson County, 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:T20130042532 DEEDWARR
Recvd: 05/22/13 08:40 4 pgs
Fees:23.00 Taxes:11100.00
20130522-0051433

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 17th day of May, 2013.

SAPPHIRE INVESTMENTS,
a Tennessee general partnership

By: _____
George A. Henderson, General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named George A. Henderson, General Partner of Sapphire Investments, the within named bargainor, a Tennessee general partnership, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, as such General Partner of the general partnership, having the authority to do so, acknowledged that he executed the foregoing instrument for the purpose contained therein by signing the name of the general partnership, by himself as General Partner.

WITNESS my hand and official seal at office, ~~this~~ 16th day of May, 2013.

_____
Notary Public
My Commission Expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,000,000.00.

Gilbert L Wa

Affiant

Subscribed and sworn to before me this 7th day of May, 2013.

STEFANIE NOETHEN - NOTARY PUBLIC
COMM. EXP. DEC 7, 2016
STATE OF OHIO

Notary Public
My commission expires: Dec. 7. 2016

EXHIBIT "A"
Permitted Exceptions

1. Taxes for the year 2012 and subsequent years, a lien, now delinquent. The Grantee hereby assumes all responsibility for the taxes for 2012 and subsequent years.

2. Subject to the Plan of record in Book 3842, Page 131, Register's Office for Davidson County, Tennessee.

3. Subject to the Title to that portion of the premises, if any, embraced within the Charter Right-Of-Way of CSX Railroad.

4. Subject to all matters shown on the survey of Dale and Associates, TN RLS No. 1710, dated October 11, 2000, revised April 25, 2002 and last revised May 9, 2002.

5. Subject to the Easement Deed by Court Order In Settlement of Landowners Action of record as Instrument No. 20120228-0017172, said Register's Office.