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

24929-1
Box 14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Captain Joe Holdings, LLC Attn: Richard F. Farrens 2574 US Hwy 22 NW Washington Courthouse, OH 43160	New Owner	Map/Parcel: 17500011400

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, JOHN E. GREEN COMPANY, a Michigan corporation, the hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CAPTAIN JOE HOLDINGS, LLC, a Tennessee 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:

Land in Davidson County, Tennessee, being all of Lot No. 1 on the Plan of Section VIII, Interchange City Industrial Park, of record in Plat Book 4595, Page 89, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to John E. Green Company, a Michigan corporation, by Deed from Richard V. Marsek, Trustee of the Marsek Family Trust, Richard V. Marsek, Trustee of the Richard V. Marsek Revocable Living Trust, David J. Marsek, Richard J. Marsek and Christine J. Kohun (a/k/a Christine M. Kohun) of record as Instrument No. 20100129-0007461, Register's Office for Davidson County, Tennessee.

This improved commercial property also known as 1600 Heil Quaker Boulevard, LaVergne, Davidson County, Tennessee 37086.

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:T20130047531 DEEDWARR
Recvd: 06/07/13 08:38 4 pgs
Fees:23.00 Taxes:5605.50
20130607-0057858

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 4th day of June, 2013.

JOHN E. GREEN COMPANY,
a Michigan corporation

By: _____
John R. Green, Treasurer & Secretary

STATE OF MICHIGAN)

COUNTY OF Wayne)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named John R. Green, Treasurer & Secretary, of John E. Green Company, the within named bargainor, a Michigan corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, as such Treasurer & Secretary of the corporation, having the authority to do so, acknowledged that he executed the foregoing instrument for the purpose contained therein by signing the name of the corporation, by himself as Treasurer & Secretary.

WITNESS my hand and official seal at office, this 30th day of May, 2013.

_____
Notary Public
My Commission Expires: 11-6-2013

TONI D. VEAL
Notary Public, State of Michigan
County of Wayne
My Commission Expires Nov. 06, 2013
Acting in the County of Wayne

NOTARY PUBLIC WAYNE COUNTY

STATE OF ~~OHIO~~ TN

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,515,000.00.

Affiant

Subscribed and sworn to before me this 4th day of June, 2013.

Notary Public
My commission expires: 11/3/15

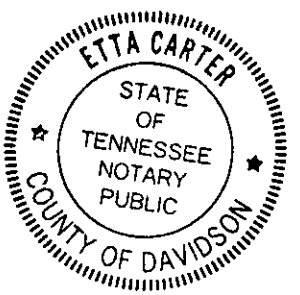


EXHIBIT "A"
Permitted Exceptions

1. Taxes for the year 2013 and subsequent years, a lien, not yet due and payable. The Grantee hereby assumes all responsibility for the taxes for 2013 and subsequent years.

2. Subject to the Plan of record in Book 4595, Page 89, Register's Office for Davidson County, Tennessee.

3. Subject to matters depicted on survey prepared by Cherry Land Surveying, Inc., R. Scot Cherry, TN RLS NO. 1512, dated May 7, 2013, bearing Job No. 13098 CW.