THIS INSTRUMENT PREPARED BY:
Tune, Entrekin & White, P.C. (TCS)
315 Deaderick St, Suite 1700
Nashville, TN 37238

BILL GARRETT, Davidson County
Trans:T20130061200 DEEDWARR
Recvd: 07/18/13 10:00 4 pgs
Fees:23.00 Taxes:4625.00
20130718-0074224

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 2013.

NOTARY PUBLIC

My Commission expires: ERICA MARTINEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	My Commission Expires MAR 3, 2016
723 Massman Partners, GP	Same	
(NAME)	(NAME)	
715 Massman Dr.		Map 95-13
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		Parcel 34
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

MAP & PARCEL

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned F&F LEASING, INC. a Kentucky coporation hereinafter called the **GRANTOR**, have /has bargained and sold, and by these presents do transfer and convey unto 723 MASSMAN PARTNERS GP, a Tennessee general partnership hereinafter called the **GRANTEE**, its successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

See Exhibit A attaché hereto.

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, forever. The GRANTOR covenants with said GRANTEE that the GRANTOR is lawfully seized and possessed of said land in fee simple, have/has a good right to convey it, and that the same is unencumbered, unless otherwise set out herein. 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 GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our/my hand(s) this 17th day of July, 2013.

F&F Leasing, Inc.

By: _____
Name: Michael A. Falconite
Its: President

ACKNOWLEDGMENT:

STATE OF KENTUCKY }
County of McCracken }

Before me, Angela Riley, a Notary Public in and for the County and State aforesaid, personally appeared Michael A. Falconite, with whom I am personally acquainted (or proved to me on the basis of satisfactory eveidnce), and who, upon oath, acknowledged himself to be President of F&F Leasing, Inc., the within named grantor, and that he as such President , being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at office this 10 day of July, 2013.

My Commission expires:
5/27/17

_____
Notary Public



EXHIBIT "A"

A parcel of land in the 3rd Civil District of Nashville, Davidson County, Tennessee, and being shown as Lot No. 51 on the plan of Metropolitan Industrial Park, Section 43, a plat of which is recorded in Book 4715, page 31, Register's Office for Davidson County, Tennessee and more particularly described as:

Beginning at a concrete monument in the northerly margin of Massman Drive 1207.66 feet from the centerline of Appleton Drive extended; thence, with Massman Drive, South 47 deg. 30' West, 163.99 feet to a concrete monument, the beginning of a curve to the left; thence, with said curve having a radius of 730.00 feet, a central angle of 8 deg. 01', and a distance of 102.14 feet to a concrete monument; thence, leaving Massman Drive, North 49 deg. 40' 17" West, passing a witness monument at 320.65 feet and a total distance of 385.06 feet to a point in Mill Creek; thence, with Mill Creek, North 26 deg. 38' 32" East, 335.87 feet to a point; thence, leaving Mill Creek, South 42 deg. 30' East, passing a witness monument at 65.50 feet and a total distance of 494.50 feet to a concrete monument, the point of beginning. Containing 2.93 acres, more or less.

Being the same property conveyed to F&F LEASING, A KENTUCKY GENERAL PARTNERSHIP, by deed from XTRA LEASE, INC., A DELAWARE CORPORATION, of record in Book 9661, page 625, Register's Office for Davidson County, Tennessee. Being further conveyed to F&F LEASING, INC., A KENTUCKY CORPORATION, by Quitclaim Deed from F&F LEASING, A KENTUCKY GENERAL PARTNERSHIP, of record in Book 10166, page 443, said Register's Office.

Said is conveyed subject to the matters set forth on Exhibit B.

EXHIBIT B

1. Easements as contained in Book 4754, page 186, Registers Office for Davidson CountyTennessee.
2. All matters shown on the plat of record in Book 4715, page 31, said Register's Office.
3. Easement for the flow of Mill Creek.