BILL GARRETT, Davidson County
Trans:T20130078456 DEEDWARR
Recvd: 09/10/13 15:09 4 pgs
Fees:22.00 Taxes:7030.00
20130910-0095619

Box 44

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,900,000.00.

William T. [illegible]
Affiant

Subscribed and sworn to before me, this 6th day of September, 2013.

Notary Public

My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Eagle Leasing, Inc. 100 Eagle Ridge Drive Midland City, AL 36350	SAME	071-07-0-084.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY MOBLEY, EXECUTOR OF THE ESTATE OF ROBERT M. JOHNSON, DECEASED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **EAGLE LEASING,**

INC., an Alabama corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Trinity Commercial Subdivision, Section Two, of record in Book 9700, page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert M. Johnson by deed from Jenkins Properties, L.P., and Joe A. Osborn and wife, Carolyn C. Osborn, of record in Book 10010, page 371, Register's Office for Davidson County, Tennessee. Robert M. Johnson died on or July 6, 2004. The Will of Robert M. Johnson of record in Volume 04P-1138, Davidson County Probate Court Clerk's Office appoints Jeffrey Mobley, Executor with power to sale.

INCLUDED in the above description, but specifically EXCLUDED therefrom is that portion conveyed to the State of Tennessee, by Warranty Deed of record in Instrument No. 20000517-0049447, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the point of intersection of the existing south margin of S.R. 65 and the west boundary of the Jenkins Properties, L.P., and Carolyn C. Osborne, tenants in common property; thence with said boundary south 06 deg. 40 min. 35 sec. west 7 feet, more or less to a point, said point being 44.33 feet right of S.R. 65 proposed centerline station 20+304.752; thence with the proposed south margin of said (1) north 84 deg. 21 min. 00 sec. west 75.21 feet (2) north 84 deg. 16 min. 38 sec. West 313.11 feet (3) south 89 deg. 09 min. 26 sec. west 13.06 feet to a point, said point being 45.49 feet right of S.R. 65 proposed centerline station 20+182.434; thence with the proposed southeast margin of said road having a 29.79 foot radius curve left and southwesterly 45.27 feet to a point, said point being 30.72 feet left of Lucas Lane proposed centerline station 30+021.112; thence with the proposed south margin of S.R. 65 north 81 deg. 24 min. 55 sec. West 2.54 feet to a point, said point being 28.19 feet left of Lucas Lane proposed centerline station 30+021.112; thence with the existing margin of Lucas Lane northerly 10 feet, more or less to a point; thence with the proposed southeast margin of S.R. 65 having a curve right and northeasterly 37 feet more or less to a point; thence with said existing south margin easterly 409 feet more or less to the point of beginning, containing 3,215 square feet and being part of the same property conveyed by Jenkins Properties, L.P., and Carolyn C. Osborn, et vir Joe A. Osborn to Robert M. Johnson of record in Book 10010, page 371, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 9700, page 129, Register's Office for Davidson County, Tennessee.

3. Grant of Anchor Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of record in Instrument No. 20030708-0093728, Register's Office for Davidson County, Tennessee.

4. Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 10749, page 275, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4089, page 442, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8216, page 956, Register's Office for Davidson County, Tennessee.

7. Memorandum of Restricted Use Agreement of record in Book 8003, page 55, Register's Office for Davidson County, Tennessee.

This is improved property known as: **114 Trinity Lane West, Nashville, TN 37207.**

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 assigns, forever; and the undersigned covenants with the said Grantee that the undersigned is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds the undersigned, his 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.

WITNESS my hand this 6th day of September, 2013.

Jeffrey Mobley, Executor of the
Estate of Robert M. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY MOBLEY, EXECUTOR** , the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of September, 2013.

Notary Public

My Commission Expires: _____

