BILL GARRETT, Davidson County
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This instrument was prepared by:
James E. Spruill, Esq.
c/o Fidelity National Title
6840 Carothers Parkway, Ste. 200
Franklin, TN 37067

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Sensing Enterprises, a Tennessee partnership P.O. Box 293150 Nashville, TN 37229-3150	SAME	82-14/66 (Tract 1) 82-14/95 (Tract 2)

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 and sufficiency of which are hereby acknowledged, **The Salvation Army, a Georgia corporation** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Sensing Enterprises, a Tennessee partnership** (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Tract 1:

LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WESTERLY MARGIN OF NORTH FIRST STREET AT THE SOUTHERLY MARGIN OF THE RAIL ROAD RIGHT OF WAY; THENCE S 14-30-00 E 382.40 FEET TO AN IRON PIN; THENCE S 58-09-41 W 613.30 FEET TO AN IRON PIN; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 4198.24 FEET A LENGTH OF 116.50 FEET TO AN PIN; THENCE N 24-46-53 E 349.08 FEET TO AN IRON PIN; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 5110.42 FEET A LENGTH OF 61.57 FEET TO AN IRON PIN; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 565.00 FEET A LENGTH OF 186.74 FEET TO AN IRON PIN; THENCE N 57-45-56 E 116.85 FEET TO THE POINT OF BEGINNING, CONTAINING 3.28 ACRES.

BEING THE SAME PROPERTY CONVEYED TO THE SALVATION ARMY, A GEORGIA CORPORATION IN BOOK 3128, PAGE 531, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to taxes for the year 2013 and subsequent years.

This is improved property commonly known as **140 N. 1st Street, Nashville, Tennessee 37213.**

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, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed on Exhibit B and representations and limitations as expressly provided for hereby.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. 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.

FURTHER, the Grantor, does hereby release, remise, quitclaim and give unto Grantee, all Grantor's right, title and interest in and to the following described real estate located in Davidson County, Tennessee, to-wit:

Tract 2:

BEING A PERMANENT EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN BOOK 3128, PAGE 531, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING DESCRIBED AS FOLLOWS:

SALVATION ARMY AND ITS ASSIGNS SHALL HAVE A PERMANENT EASEMENT OVER THE 40 FOOT STRIP LOCATED TO THE SOUTH OF THE PROPERTY CONVEYED IN BOOK 3128, PAGE 531, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FOR INGRESS AND EGRESS, AND SALVATION ARMY AND ITS ASSIGNS AGREE TO PAY ONE-HALF THE COST OF CONSTRUCTING AND MAINTAINING SAID ROADWAY THEREON. SALVATION ARMY AND ITS ASSIGNS AGREE THAT THE ROADWAY IS TO BE KEPT OPEN AT ALL TIMES AND WILL NOT BE USED FOR PARKING, LOADING, OR UNLOADING.

BEING THE SAME PROPERTY CONVEYED TO THE SALVATION ARMY, A GEORGIA CORPORATION IN BOOK 3128, PAGE 531, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 17th day of September, 2013.

The Salvation Army, a Georgia corporation

By: _____
Its: SAM HENRY, TREASURER

STATE OF Georgia
COUNTY OF DeKalb

Before me, CANDACE STATON of the state and county mentioned, personally appeared SAM HENRY, TREASURER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of **The Salvation Army, a Georgia corporation**, the within named bargainor, a corporation, and that such president or officer as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as _____.

Witness my hand, at office, this 17 day of September, 2013.

_____
Notary Public

CANDACE STATON NOTARY PUBLIC GEORGIA WALTON COUNTY EXPIRES APRIL 3, 2015

My Commission Expires: 4/3/15

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $552,000.00.

_____
Affiant

HEATHER L. ERICKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this the 23 day of September, 2013.

_____
Notary Public

My Commission Expires: 5-22-17

Schedule "B"

1. Taxes for the year 2013, a lien, not yet due and payable.

2. Easements granted Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20130514-0048680, in the Register's Office for Davidson County, Tennessee.

3. Covenants, Agreements and Restrictions as set forth in Book 3128, Page 531, in the Register's Office for Davidson County, Tennessee, but omitting these restrictions that apply to the strip of land south of the subject property ("strip located to the South"), if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Rights of others to the 40' foot easement and contained in Book 3128, Page 531, in the Register's Office for Davidson County, Tennessee.

5. Easement to L & N Railroad Company as set forth in Book 2101, Page 465, in the Register's Office for Davidson County, Tennessee (Tract 2).

6. Flowage Easement to United States of America of record in Book 2272, Page 227, in the Register's Office for Davidson County, Tennessee (Tract 2).

7. Sewer Easement to City of Nashville, Tennessee of record in Book 2297, Page 121, in the Register's Office for Davidson County, Tennessee (Tract 2).

8. Easement granted Colonial Pipeline Co. of record in Book 3710, page 433, Register's Office for Davidson County, Tennessee (Tract 2).

9. Spur track agreement with L & N Railroad as last amended August 28, 1973 (Tract 2).

10. Lease dated February 26, 1940 for erection and maintenance of power tower by NES (Tract 2).

11. Subject to One-Half undivided interest in an easement for ingress and egress as set forth in Book 10120, Page 211, in the Register's Office for Davidson County, Tennessee. (Tract 2)