BILL GARRETT, Davidson County
Trans:T20130085018 DEEDWARRSP
Recvd: 10/02/13 10:03 5 pgs
Fees:28.00 Taxes:2867.50
20131002-0103298

This Instrument Prepared By (and return to):
John T. Cook, Esq.
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File #25262-1
Box #14

NEW OWNER	SEND TAX BILL	MAP / PARCEL
Equipment Finders, Inc. of Tennessee, a Tennessee corporation 505 Davidson Street Nashville, Tennessee 37213	Same	Map 93-8 Parcels 19 & 81

SPECIAL 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 considerations, the receipt of which is hereby acknowledged, the undersigned, MICHAEL TED BEYER, and PEGGY ANNE BEYER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto EQUIPMENT FINDERS, INC. OF TENNESSEE, a Tennessee corporation, hereinafter the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit A.

BEING the same property to Michael Ted Beyer and Peggy Anne Beyer, as of record in Deed Instrument No. 200408090095518, at the Register's Office for Davidson County, Tennessee.

THIS is improved property known as 505 Davidson 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, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit B; and Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons claiming by, through, or under the said Grantors, but not otherwise.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this the 30th day of September, 2013.

Michael Ted Beyer

Peggy Anne Beyer, by Michael Ted Beyer, as Attorney-in-Fact

Michael Ted Beyer attorney in fact

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **MICHAEL TED BEYER**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 30th day of September, 2013.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **MICHAEL TED BEYER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that himself to be the Attorney-in-Fact for **PEGGY ANNE BEYER**, and that he, as such Attorney-in-Fact executed the foregoing instrument on behalf of, and as the personal act and deed of the said **PEGGY ANNE BEYER** for the purposes therein contained, by signing the name of **PEGGY ANNE BEYER** by himself as Attorney-in-Fact.

WITNESS my hand, at office this 30th day of September, 2013.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $775,000.00.

Affiant

Subscribed and sworn to before me this
30th day of September, 2013.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

EXHIBIT A
LEGAL DESCRIPTION

LAND in Nashville, Davidson County, Tennessee, being part of Lot No. 9, on the Plan of D. B. Cooper's Addition to East Nashville, as of record in Book 57, Page 154, Register's Office for Davidson County, Tennessee, described according to a survey made by Cherry Land Survey, Inc., dated December 01, 2001, as follows:

BEGINNING at an existing iron rod located in the northerly right-of-way line of Davidson Street, 80 feet in width, at a corner common with the property of Equipment Finders, Inc., as of record in Deed Instrument 200012200124553, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Davidson Street with the easterly property line of Equipment Finders, Inc., North 13 deg. 00 min. 00 sec. West, 274.94 feet to an existing iron rod in the southerly property line of Crutcher & Fifth, LLC, as of record in Deed Instrument 200712190145849, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Fifth & Crutcher, LLC, North 77 deg. 02 min. 34 sec. east, 261.34 feet to an existing iron rod in the westerly right-of-way line South Sixth Street, 50 feet in width;

Thence with the westerly right-of-way line of South Sixth Street, South 25 deg. 28 min. 45 sec. East, 261.40 feet to an existing iron rod;

Thence with a curve to the right, along an arc length of 65.45 feet, the central angle of which is 107 deg. 08 min. 45 sec. the radius of which is 35.00 feet, the chord of which is South 28 deg. 05 min. 38 sec. West 56.32 feet to an iron rod set, in the northerly right-of-way line of said Davidson Street;

Thence with the northerly right-of-way line of Davidson Street, South 81 deg. 40 min. 00 sec. West, 281.74 feet to the point of beginning, containing 83,981 square feet or 1.928 acres more or less.

BEING the same property to Michael Ted Beyer and Peggy Anne Beyer, as of record in Deed Instrument No. 200408090095518, at the Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED ENCUMBANCES

(a) Taxes for the year 2014 and subsequent years, a lien not yet due and payable.

(b) Matters shown on the Plan of record in Plat Book 57, Page 154, Register's Office for Davidson County, Tennessee.

(c) Matters shown on the ALTA/ACSM Land Title Survey of Tax Map 93-8, Parcels 19 & 81, prepared by R. Scot Cherry, TN R.L.S. #1512, Cherry Land Surveying, Inc., dated July 19, 2013, listed as Job No. 13131.