After Recording Return To:

P. DeSantis, Esq.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(813) 454-4415

Davidson County DEEDWARR
Recvd: 10/10/13 14:43 4 pgs
Fees:23.00 Taxes:3959.10
20131010-0106598

Map & Parcel:
106 04 0 021.00

WARRANTY DEED

[commercial property]

Property Owner:
741 Nashville Limited Partnership,

Send Tax Bills To:
Property Owner

Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THIS INDENTURE, made this 30th day of September, 2013, between PHENIX SUPPLY COMPANY, A Georgia Company, with a mailing address of 5330 Dividend Drive Decatur, Georgia 30035, GRANTOR and 741 NASHVILLE LIMITED PARTNERSHIP, a Delaware limited partnership, with a mailing address of 8301 Ambassador Row, Dallas Texas 75247, GRANTEE.

WITNESSETH:

That Grantor for and in consideration of the sum of One Dollar ($1.00) in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee the following described premises of real property to wit:

Situated in the First Civil District of Nashville, Davidson County, Tennessee and being further bounded and described as follows:

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 30 AS SHOWN ON THE PLAN OF METROPOLITAN INDUSTRIAL PARK, SECTION 23, AS OF RECORD IN BOOK 4300, PAGE 47, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE LOCATED ON THE NORTHWESTERLY MARGIN OF MASSMAN DRIVE NORTH OF ELM HILL PIKE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WEST MARGIN OF MASSMAN DRIVE, SAID PIN BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED PARCELS; THENCE, LEAVING SAID MARGIN WITH THE NORTH LINE OF BBL LEASING COMPANY OF RECORD IN BOOK 4412, PAGE 955, R.O.D.C. N 75 DEGREES 00' 00" W. 260.00 FEET TO AN IRON PIN; THENCE, N 55 DEGREES 14' 00" W, 418.00 FEET TO THE POINT IN THE APPROXIMATE CENTER OF MILL CREEK; THENCE, WITH THE APPROXIMATE CENTER OF MILL CREEK, N 18 DEGREES 48' 00" E, 224.26 FEET TO A POINT; THENCE, LEAVING SAID CREEK WITH THE SOUTH LINE OF SOUTHEASTERN FREIGHT LINES, INC., OF RECORD IN BOOK 8822, PAGE 210, R.O.D.C., S 55 DEGREES 14' 00" E. 707.86 FEET TO A CONCRETE MONUMENT IN THE WEST MARGIN OF MASSMAN DRIVE; THENCE, WITH SAID MARGIN S 34 DEGREES 34' 00" W, 33.00 FEET TO AN IRON PIN; THENCE, WITH A CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 19 DEGREES 46' 00", A RADIUS OF 280.00 FEET AND A CHORD OF S 24 DEGREES 52' 32" W. 96.11 FEET FOR AN ARC LENGTH OF 96.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 137,180 SQUARE FEET OR 3.15 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY BARGE, WAGGONER, SUMNER AND CANNON, INC.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO PHENIX SUPPLY COMPANY, A GEORGIA CORPORATION FROM GIBSON GUITAR CORPORATION, A DELAWARE CORPORATION BY SPECIAL WARRANTY DEED RECORDED 12/05/2003 IN INSTRUMENT 20031205-0175271, IN DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 741 Massman Drive, Nashville, Tennessee 37210
The legal description was obtained from a previously recorded instrument.

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantee, its successors and assigns, forever. Grantor, for itself and its successors, executors and administrators, does hereby covenant with Grantee, its successors and assigns, that (i) Grantor is lawfully seized in fee simple of the above described premises of real property, (ii) Grantor has full power, authority and right to convey the same, (iii) the premises of real property is free and clear of all liens and encumbrances, and (iv) Grantor will forever warrant and defend the premises of real property and the title thereto against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

IN WITNESS WHEREOF, this Grantor has hereunto set a hand and seal on this the date first above written.

Recording state does not require witnesses.

PHENIX SUPPLY COMPANY,
a Georgia Company

By: Gary E. Akins
Its: V.P

STATE OF Georgia }
COUNTY OF Gwinett }

ACKNOWLEDGED BEFORE ME, on the 30th day of September, 2013, the undersigned authority, personally appeared Gary Akins, who is the Vice President on behalf of **PHENIX SUPPLY COMPANY,** A Georgia Company, on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown Driver License as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to execute and deliver this deed on behalf of the aforementioned corporation.

Ted William Hight
NOTARY PUBLIC My Commission Expires

TED WILLIAM HIGHT NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA SEPT. 30, 2016

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is One million Seventy Thousand Twenty Six and 00 /100 Dollars ($1,070,026).

Gary E. Akins
Affiant

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

Ted William Hight
NOTARY PUBLIC

TED WILLIAM HIGHT NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA SEPT. 30, 2016

My Commission Expires:_____

{No title examination requested or performed - the preparer hereof makes no representation as to the state of title to the above-described property}

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein and no legal advice was given to any party by the preparer of this document. Information contained in this instrument was provided to preparer by an agent for said Grantee Preparer is not responsible for scheduling the execution of this document; the validity of any power of attorney, if one is being used; nor the recording of this instrument. Preparer has no control over typed or hand written additions made to this instrument.

True Copy Certification

I, Cody Tillack, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Wyoming

County of Hot Springs

Personally appeared before me, Shyla Buckner, a notary public for this county and state, Cody Tillack who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-24-15
Notary' Seal (if on paper)

