BILL GARRETT, Davidson County
Trans:T20140017860 DEEDWARRSP
Recvd: 03/17/14 14:50 5 pgs
Fees:28.00 Taxes:2960.00
20140317-0022012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 800,000.00 .

Affiant

Subscribed and sworn to before me, this the 14TH day of March, 2014.

Notary Public
My commission expires:

JOE VAULX CROCKETT, III NOTARY STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 3, 2017

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
FCD Recycling, LLC 110 Hampton Place Nashville, Tennessee 37215	Same	Map 91-0 Parcels 32 & 37

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BRUCEWOOD PARTNERS, a Tennessee general partnership ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto FCD RECYCLING, LLC, a Tennessee limited liability company ("GRANTEE"), its successors, heirs, and assigns, certain land in Nashville, Davidson County, Tennessee, being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property").

Property address: Centennial Boulevard, Map 91-0, parcels 32 and 37, Nashville, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth on Exhibit B, attached hereto and incorporated herein by reference. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no representation or warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging, to GRANTEE, its successors and assigns, forever. GRANTOR covenants with the said GRANTEE that it 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 GRANTOR further covenants and binds itself, its successors, representatives, and assigns to warrant specially and forever defend the title to the Property to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

WITNESS its hand this 14 day of March, 2014.

BRUCEWOOD PARTNERS

Kent C. Taylor, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joe Vaulx Crockett III, a notary public of the state and county aforementioned, personally appeared Kent C. Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of Brucewood Partners, the within-named bargainor, a Tennessee general partnership, and that he as such General Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as General Partner.

WITNESS my hand and seal in Nashville, Tennessee, this the 14th day of March, 2014.

Notary Public
My Commission Expires: _____

JOE VAULX CROCKETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

PROPERTY DESCRIPTION

Tract I:

BEGINNING at a point in the northerly margin of Centennial Boulevard, said point being the southeast corner of MIMMS, LLC & Campbell & Campbell, LLC of record in Instrument No. 200212310162668, R.O.D.C.;

THENCE, with said MIMMS, LLC east line, N27°16'29"E, 215.78 feet to a point;

THENCE, N19°22'59"E, 331.00 feet to an existing iron rod in the south line of Armstrong Hardwood Flooring Company of record in Instrument No. 200008300085723, R.O.D.C.;

THENCE, with said south line, S51°13'15"E, 594.12 feet to an existing Monument in the westerly right-of-way of CSX Transportation of record in Book 333, Page 218, R.O.D.C.;

THENCE, with said right-of-way and a curve to the left 545.48 feet to an existing iron rod point in the northerly margin of Centennial Boulevard, said curve having a central angle of 39°50'22", a radius of 784.49 feet and a chord of S67°30'42"W, 534.56 feet;

THENCE, with said northerly margin of Centennial Boulevard the following calls:

N77°52'16"W, 40.14 feet to an existing iron spike;

With a curve to the right 108.48 feet to an existing iron rod, said curve having a central angle of 19°34'00", a radius of 317.65 feet and a chord of N68°05' 16"W, 107.95 feet;

N58°18'16"W, 45.36 feet to the point of beginning.

Containing 171,358 square feet or 3.93 acres, more or less.

Tract II:

Being a parcel of land located in Nashville, Urban Services District, Twentieth Councilmanic District, Davidson County, Tennessee, located along the southerly right-of-way of CSX Transportation Railroad, east of Sixty-First Avenue North (Formerly Depot Street and Twentieth Street), also being the 2.16 acre tract as shown on the Map of J. B. Ransom's West Nashville Lands of record in Plat Book 332, Page 74, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the most northerly offset of the southerly right-of-way of CSX Transportation Railroad, said point being approximately 44.8 feet more or less from the most southerly offset of said railroad right-of-way, said point also being the northeast corner of property conveyed to Cumberland Materials, Inc., of record in Book 10280, Page 580, R.O.D.C.;

775.05 feet to an existing monument;

EXHIBIT A

THENCE, S25°59'03"E, 47.96 feet to an existing monument in the northerly right-of-way of CSX Transportation Railroad conveyed by deed of record in Book 333, Page 218, R.O.D.C.;

THENCE, with said northerly right-of-way and a curve to the left 186.27 feet to a point in the northeast corner of property conveyed to Armstrong Hardwood Flooring Company, of record in Instrument No. 200008300085723, R.O.D.C, said curve having a central angle of 13°36'17", a radius of 784.49 feet, a tangent of 93.58 feet and a chord of N85°32'50'W, 185.84 feet;

THENCE, leaving said northerly right-of-way with the northerly boundary of Armstrong property, N51°13'15"W, passing an existing iron pin at 594.12 feet for a total distance of 665.26 feet to an existing monument in the easterly boundary of the property conveyed to Cumberland Materials, Inc. of record in Book 10280, Page 580, R.O.D.C.;

THENCE, with said easterly boundary of Cumberland Materials, Inc. and along said offset of railroad right-of-way N38°54'48"E, 125.24 feet to the most northerly offset of said right-of-way of CSX Transportation Railroad and the point of beginning.

Containing 93,352 square feet or 2.14 acres more or less.

The foregoing descriptions are the same as set forth in the prior deed and are according to a survey by Judy L. Judson, Tenn. RLS No. 1935, with Barge, Waggoner, Sumner & Cannon, Inc., dated August 28, 2012, last revised January 28, 2013, Job No. 3541500.

As to both tracts, being a portion of the property conveyed by Armstrong Hardwood Flooring Company to Brucewood Partners by prior deed of record as Instrument No. 20130204-0011239, Register's Office for Davidson County, Tennessee, said two tracts being referred to as "Tract B" and "Tract F" in said prior deed.

EXHIBIT A

EXCEPTIONS TO TITLE

The Property is conveyed subject to the following matters:

As To Tract I:

1. Dedication of Storm Sewer Easement to Metropolitan Nashville, Davidson County, Tennessee of record in Book 4656, page 788, Register's Office for Davidson County, Tennessee.

2. Right of Way Easement of record in Book 3804, page 55, Register's Office for Davidson County, Tennessee.

3. Twenty Foot Right of Way Easement for said pipeline to Colonial Pipeline Company of record in Book 3678, page 14, Register's Office for Davidson County, Tennessee

4. Twenty Foot Right of Way Easement for said pipeline to Colonial Pipeline Company of record in Book 3676, page 165, Register's Office for Davidson County, Tennessee.

5. Title to that portion of the subject property embraced within the bounds of roads and rights of ways.

As To Tract II:

1. Right of Way Easement for pipeline granted to Colonial Pipeline Company of record in Book 3676, Page 126, and as amended by Modification Agreement of record in Book 3705, page 289, both in the Register's Office for Davidson County, Tennessee.

2. Right of Way Easement for water line of record in Book 1716, page 23, Register's Office for Davidson County, Tennessee.

3. Easement for water pipeline as evidenced in Deed of record in Book 1133, page 236, Register's Office for Davidson County, Tennessee.

4. Rights of ingress and egress as evidenced in Deed of record in Book 362, page 497, Register's Office for Davidson County, Tennessee.

As To Both Tracts:

1. Taxes for the current year which have been prorated and will be paid by GRANTEE.

2. Assignment of Easement Rights by and between Armstrong Hardwood Flooring Company, a Tennessee corporation and Brucewood Partners, a Tennessee general partnership comprised of Ronald D. Buck and Kent C. Taylor of record in Instrument No. 201302040011240, Register's Office for Davidson County, Tennessee.

EXHIBIT B