Davidson County DEEDWARRSP
Recvd: 08/07/14 15:11 5 pgs
Fees:28.00 Taxes:13925.92
20140807-0071323

This Instrument Prepared By And After Recording
Mail To:

Philip B. Whitaker, Jr.
Baker, Donelson Bearman, Caldwell & Berkowitz, P.C.
633 Chestnut Street, Suite 1800
Chattanooga, Tennessee 37450
(423) 756-2010

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $ 3,763,763.11

Affiant

Subscribed and sworn to before me, this 6th day of August, 2014.

Notary Public
My Commission Expires: 05/08/17

* by William P Prevost

JOYCE BUCKNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

New owner's address:	Send tax bills to:	Map parcel numbers.:
McDaver Properties P.O Box 100886 Nashville, Tennessee 37224	[same]	106-9-64 106-9-20

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 7th day of August, 2014, between STAR TRANSPORTATION, INC., a Tennessee corporation (the "***Grantor***"), and MCDAVER PROPERTIES, a Tennessee general partnership (the "***Grantee***"):

WITNESSETH:

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Grantee, his or its heirs, successors and assigns, the real property described on Exhibit A thereto,with the hereditaments and appurtenances thereto appertaining, and with all covenants and warranties running in favor of the Grantor relating to the said property.

TO HAVE AND TO HOLD the same unto Grantee, its successors and assigns, forever.

AND said Grantor, for itself and its successors and assigns, does hereby covenant with said Grantee, his or its heirs, successors and assigns, that Grantor is lawfully seized of the property above conveyed and has full power, authority and right to convey the same, that said property is free from all encumbrances, and except for and subject to the matters set forth on Exhibit A hereto.

Grantor does hereby bind himself or itself, its successors and representatives, to warrant and forever defend the title to said property to the Grantee, his or its heirs, successors and

assigns, against the lawful claims of all persons claiming the same from through or under the Grantor, but not otherwise.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

Grantor and Grantee acknowledge that this deed was prepared from information furnished by them and by First American Title Insurance Company. Neither the preparer nor Baker, Donelson, Bearman, Caldwell & Berkowitz, PC shall have any liability for the status of title to the property described herein or the accuracy of any information contained herein.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed and its name to be signed hereto by its duly authorized officer the day and year first above written.

GRANTOR:

STAR TRANSPORTATION, INC., a Tennessee corporation

By: R.H. Lovin Jr
Its: V.P./Secy

STATE OF TENNESSEE
COUNTY OF HAMILTON

Before me, Theresa Ives, a Notary Public in and for the State and County aforesaid, personally appeared R.H. Lovin, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be the VP, Sec. of STAR TRANSPORTATION, INC., the within named bargainor, a corporation, and that he (or she) as such VP, Sec., being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself (or herself) as such VP Sec.

WITNESS my hand and seal at office, on this the 6 day of August, 2014

Theresa Ives
Notary Public

My commission expires: 9-10-16

THERESA IVES
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

EXHIBIT A

Beginning at an found 1/2" open top pipe located at the Intersection of the northwestern right-of-way of L & N Railroad (100' R.O.W.) and the western right-of-way of Foster Avenue (60' R.O.W.); thence running along the said northwestern right-of-way of L & N Railroad S 46°32'27" W a distance of 728.66 feet to a found 1/2" open top pipe; thence leaving said northwestern right-of-way of L & N Railroad and running along the common line of lands owned now or formerly by Valley Enterprises, N 39°30'20" W a distance of 146.65 feet to a found 1-1/4' open top pipe; Thence N 87°37'23" W a distance of 133.43 feet to a found 1/2" open top pipe located on the eastern right-of-way of Polk Avenue; thence running along the eastern right-of-way of Polk Avenue along a curve to the left, having an arc length of 425.10 feet, a radius of 838.15 feet a chord bearing and distance of N 16°19'50" E a distance of 420.56 feet to a found 1/2" open top pipe; thence N 01°48'02" E a distance of 519.25 feet to a found 1/2" open top pipe; thence leaving said eastern right-of-way of Polk Avenue and running S 88°41'32" E a distance of 139.77 feet to a found 1/2" open top pipe; thence N Ol°49'47" W a distance of 9.67 feet to a found 1/2" open top pipe; thence N 89°43'13" E a distance of 155.72 feet to a found 1-1/4" open top pipe; thence N 01°44'02" E a distance of 67.31 feet to a found 1/2" open top pipe; thence S 89°20'53" E a distance of 338.72 feet to a found 1/2" open top pipe located on the western right-of-way of Foster Avenue; thence running along said western right-of-way of Foster Avenue S 01°24'00" W a distance of 610.91 feet to the point of beginning.

The name, license number, address, and telephone number of the surveyor who prepared the above legal description is: James Alan Francis, Tennessee registration number 1744; c/o MKA National Coordinators of Land Survey Services, 6593 Commerce Court, Warrenton, Virginia 20187, (540) 428-3550.

The source of Grantor's interest is found in deed recorded in Book 9203, Page 285, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following matters:

1. taxes and assessments for the year 2014 and subsequent years;

2. easement for trunk line sewer of record in Book 372, page 391, in the Register's Office for Davidson County, Tennessee.;

3. water line easements of record in Book 998, page 588, and Book 1298, page 623, in the Register's Office for Davidson County, Tennessee;

4. easement for storm sewer of record in Book 3530, page 100, in the Register's Office for Davidson County, Tennessee;

5. lease of record in Book 7899, page 458, in the Register's Office for Davidson County, Tennessee;

6. easement of record in Instrument No. 201202280017172, in the Register's Office for Davidson County, Tennessee;

7. easement of record in Instrument No. 201401140003778, in the Register's Office for Davidson County, Tennessee; and

8. charter right of way of Seabord Railroad

True Copy Certification

I, Jim O'Connell, 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 Nebraska

County of Douglas

Personally appeared before me, Debra J Saxton, a notary public for this county and state, [name of person making certification] 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: Jan 30, 2016

Notary' Seal (if on paper)

GENERAL NOTARY - State of Nebraska
DEBRA J. SAXTON
My Comm. Exp. Jan. 30, 2016