Davidson County DEEDWARRSP
Recvd: 09/22/14 13:40 7 pgs
Fees:38.00 Taxes:4625.00
20140922-0086800

THIS INSTRUMENT PREPARED BY:
White & Reasor, PLC (CBRIII)
3100 West End Avenue, Suite 1100
Nashville, TN 37203

ADDRESS NEW OWNER:	PARTY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NOS.:
Smyrna Ready Mix Concrete, LLC 5500 Hickory Grove Road Murfreesboro, TN 37129	New Owner	094-09-002.00 094-09-092.00

STATE OF TENNESSEE
COUNTY OF Davidson

PAMELA G. NASH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2015

The actual consideration or value, whichever is greater, for this transfer is $1,250,000.00.

AFFIANT

Subscribed and sworn to before me this 17th day of September, 2014.

Notary Public

My Commission Expires:
11-3-2015

SPECIAL WARRANTY DEED

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 MICHAEL J. NACARATO, JR. also known as Michael J. Nacarato and JOSEPH R. NACARATO, tenants in common (collectively "Grantors"), have this day bargained and sold and do hereby transfer and convey unto SMYRNA READY MIX CONCRETE, LLC, a Tennessee limited liability company ("Grantee"), and Grantee's successors and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A," attached hereto and incorporated herein by this reference (the "Property").

This is improved property located at 701 Stanley Street and 720 Stanley Street, Nashville, Davidson County, Tennessee 37210.

TO HAVE AND TO HOLD, the Property with the appurtenances, estate, title, and interest thereto belonging to Grantee, and Grantee's successors and assigns, forever. Grantors covenant that Grantors are lawfully seized and possessed of the Property in fee simple, have a good right to convey the Property, and that the same is unencumbered except for those matters set forth in Exhibit "B," attached hereto and incorporated herein by this reference.

Grantors further covenant and bind Grantors and Grantors' heirs and assigns, to warrant and forever defend the title to the Property to Grantee, and to Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but not further or otherwise.

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed as of the 19th day of September, 2014.

GRANTORS:

MICHAEL J. NACARATO, JR., also known as Michael J. Nacarato

JOSEPH R. NACARATO

STATE OF TENNESSEE
COUNTY OF Rutherford

PERSONALLY APPEARED BEFORE ME, Judy B Kietzner, a Notary Public in and for said State and County, the within named MICHAEL J. NACARATO, JR., also known as Michael J. Nacarato, 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 AND OFFICIAL SEAL at Lavergne, Tennessee this 19th day of September, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
07-09-2016

[Additional Acknowledgment on Following Page]

JUDY B. KIETZNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

PERSONALLY APPEARED BEFORE ME, Judy B Kiertzner, a Notary Public in and for said State and County, the within named JOSEPH R. NACARATO, 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 AND OFFICIAL SEAL at Lavergne, Tennessee this 19th day of September, 2014.

Judy B Kiertzner
NOTARY PUBLIC

MY COMMISSION EXPIRES:
07-09-2016

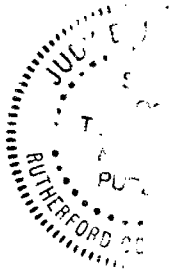


EXHIBIT "A"
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

TRACT 1:
BEING A PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE BEING REFERRED TO AS PARCEL 2 OF METRO TAX MAP 94-09, SAID PROPERTY ALSO BEING A PORTION OF LAND AS CONEYED TO JOHN W. KENDLE AND WIFE, JOY B. KENDLE, BY DEED OF RECORD IN BOOK 3402, PAGE 31 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE WITH THE REMAINING PORTION OF THE KENDLE LAND BEING CONVEYED TO METRO AS RIGHT OF WAY AS OF RECORD IN DEED BOOK 5299, PAGE 386 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID ABOVE REFERENCED PROPERTY IS MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWESTERLY CORNER OF THE FORMER KINDLE PROPERTY ALSO BEING IN THE EASTERLY RIGHT OF WAY MARGIN OF STANLEY STREET, THENCE ALONG A LINE N 75 DEG. 37 MIN. E A DISTANCE OF 73.0 FEET TO A POINT; THENCE ALONG A LINE S 14 DEG. 23 MIN. E A DISTANCE OF 100.0 FEET TO A POINT; THENCE ALONG A LINE S 75 DEG. 37 MIN. W A DISTANCE OF 92.01 FEET TO A POINT, THENCE ALONG THE EASTERLY RIGHT OF WAY MARGIN OF STANLEY STREET N 14 DEG. 23 MIN. W A DISTANCE OF 101.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 8250 SQUARE FEET OR 0.19 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL J. NACARATO AND JOSEPH R. NACARATO, TENANTS IN COMMON, BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 201403240024052, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 2:
BEGINNING AT AN EXISTING IRON ROD IN THE SOUTHERLY RIGHT-OF-WAY LINE OF VISCO DRIVE, 60 FEET IN WIDTH, AT THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF STANLEY STREET, 60 FEET IN WIDTH:
THENCE, LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF STANLEY STREET, WITH A CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 38.50 FEET, THE CENTRAL ANGLE OF WHICH IS 00 DEG. 33 MIN. 35 SEC., THE RADIUS OF WHICH IS 3941.13 FEET, THE CHORD OF WHICH IS NORTH 79 DEG. 29 MIN. 27 SEC. EAST, 38.50 FEET TO AN IRON ROD SET;
THENCE, NORTH 79 DEG. 46 MIN. 15 SEC. EAST, 91.43 FEET TO AN IRON ROD SET;
THENCE, WITH A CURVE TO THE LEFT, ALONG AN ARC LENGTH OF 302.52 FEET, THE CENTRAL ANGLE OF WHICH IS 04 DEG. 51 MIN. 00 SEC., THE RADIUS OF WHICH IS 3573.80 FEET, THE CHORD OF WHICH IS NORTH 77 DEG. 20 MIN. 45 SEC. EAST, 302.43 FEET TO AN EXISTING IRON ROD;
THENCE, NORTH 74 DEG. 55 MIN. 15 SEC. EAST, 32.84 FEET TO AN EXISTING IRON ROD, AT A CORNER COMMON WITH LOT 9 OF THE REVISED PLAN OF VISCO INDUSTRIAL SUBDIVISION, SECTION ONE, AS OF RECORD IN PLAT BOOK 3700, PAGE 21, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALSO BEING THE PRPERTY OF JENKINS PROPERTIES, L.P. AND CAROLYN OSBORN, AS OF RECORD IN DEED BOOK 8040, PAGE 314, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE:
THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF VISCO DRIVE WITH THE WESTERLY PROEPRTY LINE OF SAID LOT 9, SOUTH 13 DEG. 09 MIN. 00 SEC. EAST, 79.00 FEET TO AN EXISTING IRON ROD;
THENCE SOUTH 04 DEG. 58 MIN. 00 SEC. EAST, 413.16 FEET TO AN IRON ROD SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD;
THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD, SOUTH 81 DEG. 15 MIN. 48 SEC. WEST, 499.87 FEET TO AN EXISTING IRON ROD, AT THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID STANLEY STREET;
THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD, WITH THE EASTERLY RIGHT-OF-WAY LINE OF STANLEY STREET, NORTH 05 DEG. 04 MIN. 25 SEC. WEST, 72.35 FEET TO AN EXISTING IRON ROD, AT A CORNER COMMON WITH METRO

GOVERNMENT ROW SURPLUS, AS OF RECORD IN DEED BOOK 5299, PAGE 386, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;
THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF STANLEY STREET WITH THE SOUTHERLY PROPERTY LINE OF METRO GOVERNMENT ROW SURPLUS, NORTH 74 DEG. 09 MIN. 35 SEC. EAST, 92.01 FEET TO AN IRON ROD SET;
THENCE WITH THE EASTERLY PROPERTY LINE OF METRO GOVERNMENT ROW SURPLUS, NORTH 15 DEG. 50 MIN. 13 SEC. WEST, 100.00 FEET TO AN IRON ROD SET;
THENCE WITH THE NORTHERLY PROPERTY LINE OF METRO GOVERNMENT ROW SURPLUS, SOUTH 74 DEG. 09 MIN. 35 SEC. WEST, 73.00 FEET TO AN EXISTING IRON ROD IN THE EASTERLY RIGHT-OF-WAY LINE OF STANLEY STREET;
THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF STANLEY STREET NORTH 05 DEG. 04 MIN. 25 SEC. WEST, 261.88 FEET TO AN EXISTING IRON ROD;
THENCE WITH A CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 44.10 FEET, THE CENTRAL ANGLE OF WHICH IS 84 DEG. 13 MIN. 25 SEC., THE RADIUS OF WHICH IS 30.00 FEET, THE CHORD OF WHICH IS NORTH 37 DEG. 05 MIN. 57 SEC. EAST, 40.23 FEET TO THE POINT OF BEGINNING.
CONTAINING 227,796 SQUARE FEET OR 5.230 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL J. NACARATO, JR. AND JOSEPH R. NACARATO, TENANTS IN COMMON, BY WARRANTY DEED OF RECORD IN INSTRUMENT NO. 200311120165562, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT "B"
TITLE EXCEPTIONS

1. Taxes and assessments for the year 2014 and subsequent years not yet due and payable.

2. Transmission Line Right of Way of record in Book 1040, Page 435, Register's Office for Davidson County, Tennessee ("RODC") (both tracts).

3. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5395, Page 533, RODC (both tracts).

4. Charter right-of-way of the CSX Railroad (tract 2).

5. That portion of the land embraced within the bounds of any public road or thoroughfare (both tracts).

6. Rights of Flexsol Packaging Corporation under a Lease Agreement with Nacarato Trucks, Inc., dated October 19, 2010.

7. Rights of Ryder Truck Rental, Inc. under a Parking License Agreement with Nacarato Trucks, Inc. dated August 9, 2013.

True Copy Certification

I, Jay Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Pamela G. Nash, a notary public for this county and state, Jay Smith, 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:

Notary Seal:

