SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.
VADCO, INC. P. O. Box 140456 Nashville, TN 37214	Same as Owner	106 00 0 040.00

Mortgagee:

State of Tennessee County of Sumner

The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00.

Affiant

Sworn to and subscribed before me on this the 1st day of January, 2015

Notary Public

My Commission Expires: 05/22/17

M V BROOKS-PALMER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This Instrument Prepared by:
CURTIS M. LINCOLN
Attorney at Law
103 Bluegrass Commons Boulevard
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

BILL GARRETT, Davidson County
Trans:T20150001297 DEEDWARRSP
Recvd: 01/07/15 08:40 3 pgs
Fees:18.00 Taxes:4070.00

20150107-0001550

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, ***LARRY M. VADEN and wife, FRANCES M. VADEN,*** (hereinafter the "Grantor"), has bargained and sold, and by these presents, does transfer and convey to ***VADCO, INC., a Tennessee Corporation*** (hereinafter the "Grantee"), Grantee's successor and/or assigns, certain land in Davidson County, Tennessee, being more particularly described as follows (the "Property"):

Land in the 15th Council District of Davidson County, Tennessee, being bounded on the North by Elm Hill Pike, on the East by Unifirst Corporation as recorded in Instrument Number 20030606-0078455, in the Register's Office of Davidson County, Tennessee, on the South by Interstate 40 and on the West by Louisville Nashville Railroad Company, that is not currently in use, as recorded in Deed Book 4024, Page 212, in the Register's Office of Davidson County, Tennessee.

Commencing at the intersection of Massman Drive and Elm Hill Pike; thence in a Westerly direction 637 feet to an iron rod set on the Southerly margin of Elm Hill pike, said point is a witness corner set near the top of bank on the West side of Mill Creek and also being the point of beginning for herein described land; thence with the Southern margin of Elm Hill Pike North 84 deg. 37 min. 16 sec. East, a distance of 87.00 feet to a point in the center line of Mill Creek and being the Northwest property corner of Unifirst Corporation; thence with the Westerly line of Unifirst Corporation that is near or along the center line of Mill Creek for the next five calls: South 29 deg. 14 min. 00 sec. West, a distance of 116.25 feet to a point; thence South 45 deg. 49 min. 33 sec. West, a distance of 435.00 feet to a point; thence South 16 deg. 59 min. 18 sec. West, a distance of 135.00 feet to a point; thence South 02 deg. 42 min. 38 sec. West, a distance of 220.00 feet to a point; and thence South 11 deg. 01 min. 52 sec. East, a distance of 145.00 feet to a point on the Northerly margin of Interstate 40; thence leaving Mill Creek with the Northerly margin of Interstate 40, South 79 deg. 00 min. 01 sec. West, a distance of 70.00 feet to an iron rod set, said point is a witness corner set near the top of bank; thence continuing with the margin of Interstate 40, South 79 deg. 00 min. 01 sec. West, a distance of 959.52 feet an iron rod set; thence continuing with the margin of Interstate 40, North 81 deg. 44 min. 36 sec. West, a distance of 40.00 feet an iron rod set in the Easterly margin of the Louisville Nashville Railroad Company, that is not in use at this time; thence with the Railroad right of way for the next nine calls: thence North 51 deg. 11 min. 14 sec. East, a distance of 122.58 feet an iron rod set; thence with a curve turning to the left with an arc length of 160.00 feet, with a radius of 603.69 feet, with a chord bearing of North 56 deg. 45 min. 48 sec. East, with a chord length of 159.53 feet an iron rod set; thence North 49 deg. 10 min. 14

sec.. East a distance of 268.00 feet an iron rod set; thence South 40 deg. 49 min. 46 sec. East a distance of 20.00 feet an iron rod set; thence North 49 min. 10 min. 14 sec. East a distance of 238.22 feet an iron rod set; thence with a curve turning to the left with an arc length of 480.45 feet, with a radius of 3019.48 feet, with a chord bearing of North 41 deg. 37 min. 46 sec. East, with a chord length of 479.94 feet an iron rod set; thence with a compound curve turning to the left with an arc length of 150.01 feet, with a radius of 3949.83 feet, with a chord bearing of North 39 deg. 37 min. 18 sec. East, with a chord length of 150.00 feet an iron rod set; thence South 68 deg. 48 min. 38 sec. East a distance of 10.48 feet an iron rod set; and thence North 44 deg. 31 min. 04 sec. East a distance of 151.96 feet an iron rod set in the Southerly margin of Elm Hill Pike; thence with the Southerly margin of Elm Hill Pike, with a curve turning to the right with an arc length of 50.22 feet, with a radius of 1960.00 feet, with a chord bearing of North 83 deg. 53 min. 14 sec. East, with a chord length of 50.22 feet an iron rod set; thence with the Southerly margin of Elm Hill Pike, North 84 deg. 37 min. 16 sec. East a distance of 149.31 feet to the point of beginning, containing 428,522.42 square feet and 9.838 acres.

BEING the same land conveyed to LARRY M. VADEN and wife, FRANCES M. VADEN by Deeds of record in Deed Book 10369, Page 357 and Deed Book 10377, Page 140, in the Register's Office of Davidson County, Tennessee.

Being a survey conducted by Dale and Associates, in December 2014, under the supervision of Steven C. Matthews a registered land surveyor in the State of Tennessee, license number 2352.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject tot he fo9llowing:

1. Real estate taxes for Tax Year 2014 paid by Grantor at closing.

   2015 Davidson County taxes constitute a lien, but are not yet due and payable and are assumed by Grantee. Map & Parcel No.: 106 00 0 040.00

2. Easement granted to Southern Bell Telephone and Telegraph in Book 1066, Page 395, said Register's Office.

3. Right of way of ingress and egress by Deed recorded in Book 3027, Page 275; Book 3277, page 463; Book 3803, Page 966, said Registers' Office.

4. Title to that portion of the property within the bounds of the Mill Creek and riparian rights of others incident thereto as well as the said Mill Creek floodway designated pursuant to the survey by Dale & Associates Survey, dated 12/15/2014 and known as Job No. 14330.

5. Drawing of record in Book 2140, Page 372 describing Tract 3 in second group of 3 tracts in Legal Description, said Registers' Office.

6. Any easement to the Nashville/Louisville Railway company of record in Book 4307, Page 593, said Registers' Office.

7. Lease Agreement to National Advertising Company of record in Book 7852, Page 204, said Registers' Office.

8. Subject to the Survey by Dale & Associates, dated 12/15/2014, known as Job No. 14330.

9. Subject to restrictions, easements and setback lines of record, said Registers' Office.

This is improved property known as 1629 Elm Hill Pike, Nashville, TN 37210.

TO HAVE AND TO HOLD the property with all appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this the 1st day of January, 2015.

Larry M Vaden 12:40 PM Frances M Vaden 12:40PM

LARRY M. VADEN FRANCES M. VADEN

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Larry M. Vaden and wife, Frances M. Vaden, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN, this the 1st day of January, 2015.

M.V. Brooks-Palmer
NOTARY PUBLIC

M V BROOKS-PALMER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 05/22/17

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Larry M Vaden
Affiant

Sworn to and subscribed before me on this the 1st day of January, 2015.

M.V. Brooks-Palmer
Notary Public

My Commission Expires: 05/22/17

M V BROOKS-PALMER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY