THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

20958-6E
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Stover's Rentals, GP 452 W. Broad Street Cookeville, Tennessee 38501	New Owner	175-00-0/146-00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **JAMES M. WOODARD, TRUSTEE**, of **12966 OHB INVESTORS**, with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **STOVER'S RENTALS**, a Tennessee general partnership, (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described on Exhibit A attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, and assigns, forever; and 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 except as set forth on the attached Exhibit B; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 8th day of January, 2015.

BILL GARRETT, Davidson County
Trans:T20150002466 DEEDWARR
Recvd: 01/12/15 10:17 4 pgs
Fees:23.00 Taxes:7215.00
20150112-0002927

James M. Woodard, Trustee

James M. Woodard, Trustee, with full power to
Transfer, sell, convey, mortgage or otherwise
encumber, without joinder of any beneficiary

12966 OHB INVESTORS, a Tennessee joint venture

By: James M. Woodard, Managing Joint Venturer

James M. Woodard, Managing Joint Venturer

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **JAMES M. WOODARD, TRUSTEE**, with full power to transfer, sell, convey, mortgage or otherwise encumber, without joinder of any beneficiary, in his fiduciary capacity as Trustee, but not further or otherwise, the bargainor, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 8th day of January, 2015.

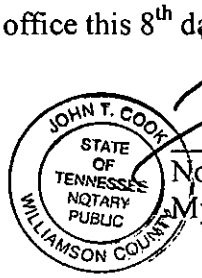


Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **JAMES M. WOODARD**, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Joint Venturer of **12966 OHB INVESTORS**, a Tennessee joint venture, corporation, the within-named bargainor, and that he as such Managing Joint Venturer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Managing Joint Venturer.

WITNESS my hand, at office this 8th day of January, 2015.



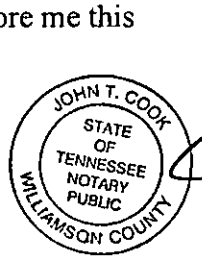
Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $1,950,000.00.

Affiant

Subscribed and sworn to before me this
8th day of January, 2015.



Notary Public
My Commission Expires: 2/13/17

EXHIBIT A
Legal Description

LAND in Davidson County, Tennessee, being all of Lot No. 7 on the Plan of Lot No. 7, Jackson Business Park, as shown by plan of record in Plat Book 6200, Page 446, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to James M. Woodard, Trustee, with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, by Deed from Mary Lucille Kerr, of record in Instrument No. 20080207-0012618, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2015 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2015, and all subsequent years' real property taxes.

2. Matters shown on the Plan of record in Book 6200, Page 446, Register's Office for Davidson County, Tennessee.

3. Declaration of Protective Covenants for Jackson Business Park, of record in Book 6060, Page 449, Register's Office for Davidson County, Tennessee.

4. Deed of Easement to the Metropolitan Government of Nashville and Davidson County for public utility and drainage and ingress and egress, of record in Book 6109, Page 330, Register's Office for Davidson County, Tennessee.

5. Deeds of Conveyance to the Metropolitan Government of Nashville and Davidson County for water main and sanitary sewer, of record in Book 6342, Page 631, Register's Office for Davidson County, Tennessee.

6. Sign Easement as reserved in Deed, of record in Book 7510, Page 206, Register's Office for Davidson County, Tennessee.

7. Matters shown on the survey of Lot No. 7, Jackson Business Park Subdivision, by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. #1512, dated November 8, 2007, as Job Number 07261BB.