BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150008361 DEEDWARR
Recvd: 02/03/15 10:07 3 pgs
Fees:18.00 Taxes:7400.00
20150203-0009906

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ON THIS THE 2ND DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Midwest Transportation Resources, Inc.	New Owner	
(NAME) P.O. Box 110119	(NAME)	106-6
(ADDRESS) Nashville, TN 37222	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **NASHVILLE WAREHOUSING CO., INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MIDWEST TRANSPORTATION RESOURCES, INC., A TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to (a) 2015 real property taxes; (b) easement of record in Instrument No. 20140114-0003778, said Register's Office; and (c) agreement for dedication of easement of record in Book 4826, page 849, said Register's Office.

This is improved X unimproved property, known as 1320 Elm Hill Pike, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 2nd day of February, 2015.

NASHVILLE WAREHOUSING CO., INC.

BY: James M McFarlin

JAMES M. MCFARLIN, PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared James M. McFarlin, with whom I am personally acquainted and who, upon oath, acknowledged himself to be President of Nashville, Warehousing Co., Inc., the within named bargainor, a corporation, and that he as such President of Nashville, Warehousing Co., Inc., executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as President.

Witness my hand and official seal at Nashville, Tennessee this 2ND DAY OF February, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Tract One:

Being Lot No. 1 on the unrecorded Map of Herbert Cunningham's Subdivision of the South part of Lot No. 5 of the Sarah B. Campbell Lands, as of record in Minute Book "I", Page 649, Chancery Court at Nashville, described as follows:

Beginning at a point in the North margin of Elm Hill Road in the East intersection of an unnamed Lane, which lane is the first lane West of Greenwood Cemetery; thence with the North margin of Elm Hill Road, Easterly 300 feet to the corner of Lots 1 and 2; thence with the line between said lots, North 1° 10' West 300 feet to a point; thence Northwesterly 27 feet to a point in the Southeasterly right of way line of the L. & N. Railroad Company; thence with said right of way, South 43° 56' West 395 feet to the intersection of said railroad right of way and the unnamed lane mentioned above; thence with the Easterly margin of said lane, South 25° West 65 feet to the point of beginning.

Being the same property conveyed to Nashville Warehousing Co., Inc. by Warranty Deed from Walter Bryant, Jr. and wife, Ellen Bryant, recorded on the 16th day of March, 1971 in Deed Book 4486, Page 456, in the Register's Office of Davidson County, Tennessee.

Tract Two:

Being Lot No. 2 in Herbert Cunninghams Subdivision of the South part of Lot No. 5 of Sarah S. Campbell's Subdivision of record in Book No. 1, Page 649, of the Chancery Court of Davidson County, Tennessee, said Lot No. 2 is further described as follows:

Beginning at a stake in the North margin of Elm Hill Road, the Southwest corner of said Lot No. 2; running thence with the North margin of Elm Hill Road, Easterly 100 feet to a stake at the Southwest corner of Lot No. 3 of said Subdivision; thence with the West line of Lot No. 3 Northerly 400 feet to a point in the South margin of the L. & N. Railroad right of way; thence with the margin of said right of way, 160 feet to a point, the Northwest corner of Lot No. 1; thence East 27 feet to a stake thence South with the East line of Lot No. 1, 300 feet to a stake, the point of beginning.

Being the same property conveyed to Nashville Warehousing Co., Inc. by Warranty Deed from Walter Bryant, Sr. and wife, Audry Mary Bryant, recorded on the 16th day of March, 1971 in Deed Book 4486, Page 454, in the Register's Office of Davidson County, Tennessee.

Less and except that portion of the above described property conveyed to The Metropolitan Government of Nashville and Davidson County by Agreed Final Order recorded in Book 5412, Page 870.