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

26993-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
JPS Properties 760 Melrose Avenue Nashville, Tennessee 37211	New Owner	095-14-0/115-00

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, **THOMAS OLDHAM PROPERTIES, LLC**, a Tennessee limited liability company, (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **JPS PROPERTIES**, 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 2nd day of April, 2015.

THOMAS OLDHAM PROPERTIES, LLC,
a Tennessee limited liability company

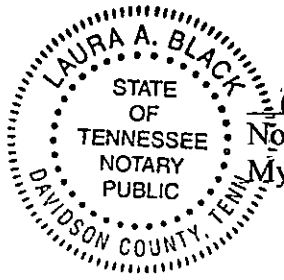
By: _____
Name: Mark Oldham
Its: Authorized Manager

BILL GARRETT, Davidson County
Trans:T20150024702 DEEDWARR
Recvd: 04/06/15 09:09 4 pgs
Fees:23.00 Taxes:2562.25
20150406-0029234

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **MARK OLDHAM**, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Manager of **THOMAS OLDHAM PROPERTIES, LLC**, a Tennessee limited liability company, the within-named bargainor, and that he as such Authorized Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Authorized Manager.

WITNESS my hand, at office this 2nd day of April, 2015.



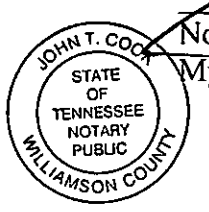
Laura A. Black
Notary Public
My Commission Expires: 7/6/15

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $692,500.00.

Affiant

Subscribed and sworn to before me this
2nd day of April, 2015.



Notary Public
My Commission Expires: 2/13/17

EXHIBIT A
Legal Description

BEING a tract or parcel of land located in Nashville, Davidson County, Tennessee, being Lot No. 32 on the Plan of Metropolitan Industrial Park, Section 25, of record in Book 4350, Page 120, Register's Office for Davidson County, Tennessee, and being more particularly described according to an As-Built Survey by Barry M. Snow, Tennessee Registered Land Surveyor No. 1676, dated April 24, 2006, as follows:

BEGINNING at an iron pin on the southern Right-of-Way of Elm Tree Drive, said iron pin being the northwestern corner of the property herein described, also being the northeastern corner of Lot No. 33, Metropolitan Industrial Park, Section 26, of record in Book 4350, Page 121, Register's Office for Davidson County, Tennessee;

Thence, North 81 degrees 48 minutes 00 seconds East, along said southern Right-of-Way, a distance of 100.00 feet to an iron pin;

Thence, along a curve to the right, said curve forming the Rights-of-Way intersection of said Elm Tree Drive and Acorn Drive, said curve having an arc length of 78.54 feet, a radius of 50.00 feet and a chord bearing and distance of South 53 degrees 12 minutes 00 seconds East 70.71 feet to an iron pin in the western Right-of-Way of said Acorn Drive;

Thence, South 08 degrees 12 minutes 00 seconds East, along the western Right-of-Way of said Acorn Drive, a distance of 148.70 feet to an iron pin;

Thence, leaving the Right-of-Way of Acorn Drive, and along the northern line of Lot No. 14, Metropolitan Industrial Park, Section 11, of record in Book 4060, Page 110, Register's Office for Davidson County, Tennessee, South 81 degrees 48 minutes 00 seconds West, a distance of 150.00 feet to an iron pin, being the southeastern corner of said Lot No. 33;

Thence, North 08 degrees 12 minutes 00 seconds West, along the eastern line of said Lot No. 33, a distance of 198.70 feet to the Point of BEGINNING.

Containing 0.67 acres or 29,268.5 square feet, more or less.

BEING the same property conveyed to Thomas Oldham Properties, LLC, a Tennessee limited liability company by Warranty Deed dated May 29, 2008, from Genesis One, LLC, a Tennessee limited liability company, of record in Instrument No. 20080602-0055704, Register's Office for Davidson County, Tennessee.

This is improved property known as 1035 Acorn Drive (a/k/a 1945 Elm Tree Drive), Nashville, Tennessee 37210.

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 4350, Page 120, Register's Office for Davidson County, Tennessee.

3. Deed of Easement between Service Printing Ink Co., Inc., a Tennessee corporation, and Walter G. Knestrick, of record in Book 5344, Page 111, Register's Office for Davidson County, Tennessee.