THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20150086593 DEEDWARR
Recvd: 10/12/15 10:04 3 pgs
Fees:18.00 Taxes:8136.30
20151012-0103487

27614-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Marco Holdings-South Plainfield, LLC c/o P & R Fasteners, Inc. 7006 Westbelt Drive Nashville, TN 37209	New Owner	10700010000

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, **B & W INVESTORS, a Tennessee general partnership** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **MARCO HOLDINGS-SOUTH PLAINFIELD, LLC, a New Jersey limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 6A on the Plan of Metropolitan Industrial Park, Phase II, Section Six, as of record in Book 5190, Page 450, Register's Office for said County.

BEGINNING at a point in the southerly margin of Air Lane Drive, said point being eastwardly 245.06 feet from the northeasterly corner of Metropolitan Industrial Park, Phase II, Section 7; thence, with said southerly margin of Air Lane Drive along a curve to the left having a radius of 330.00 feet and a central angle of 51 deg 38 min 56 sec a distance of 297.48 feet to an existing concrete monument; thence, leaving Air Lane Drive, South 42 deg 22 min 00 sec East 427.63 feet to an iron rod set; thence, South 47 deg 36 min 57 sec West 268.13 feet to an iron rod set; thence, North 40 deg 27 min 00 sec West 301.14 feet to the point of BEGINNING.

BEING all of the same property conveyed to Charles W. Hawkins, III and L.B. Hawkins by Installment Deed dated September 5th, 1980 from Metropolitan Industrial Park, Inc., of record in Book 5648, Page 16 and further conveyed to Charles W. Hawkins, III, Trustee, with full power to transfer, sell, convey, mortgage, or otherwise encumber, without the joinder of any beneficiary by Quitclaim Deed dated September 8th, 1981 from Charles W. Hawkins, III and L.B. Hawkins and Vaden Lackey, Jr., Trustee, of record in Book 5796, Page 503 and further conveyed to Homer B. Brown, Jr. and Ennis G. Warf by Quitclaim Deed dated December 2nd, 1981 from Charles W. Hawkins, III, Trustee, with full power to transfer, sell, convey, mortgage, or otherwise encumber, without the joinder of any beneficiary, of record in Book 5827, Page 126 and further conveyed to B&W Investors, a Tennessee partnership by Quitclaim Deed dated August 29th, 1988 from Homer B. Brown, Jr. and Ennis G. Warf, of record in Book 7640, Page 711, said Register's Office for said county.

The foregoing legal description was derived from the survey of 1915 Air Lane Drive, by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. #1512, dated September 14, 2015 as Job # 15135 MHC.

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 A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 9th Day of October, 2015.

B & W INVESTORS, a Tennessee general partnership

By: _____
Name: Edward W. Brown
Its: Authorized Agent

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Edward W. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of B & W INVESTORS, a Tennessee general partnership, and who further acknowledged that he, as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Authorized Agent for the said general partnership.

WITNESS my hand, at office this 9th Day of October, 2015.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
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 $2,199,000.00.

_____
Affiant

Subscribed and sworn to before me this
9th Day of October, 2015.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 2/13/17

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2016 and subsequent years, not yet due and payable. Map and Parcel 107-00-0-100-00.

2. Matters shown on the Plan of record in Plat Book 5190, Page 450, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewers and/or Storm Drainage Easement, Book 5275, Page 486, said Register's Office.

4. Right Of Way Dedication of Air Lane Drive, Phase II, Metropolitan Industrial Park, of record in Plat Book 5200, Page 19, said Register's Office.

5. Deeds of Conveyances for sewer lines and water mains, of record in Book 5202, Page 235 and Book 5202, Page 243, said Register's Office.