[Address New Owner:	]Send Tax Bills to:	]Map-Parcel Numbers]
[Berry Wholesale Drug Company	]	]
[128 Second Avenue North	] Same as owner	]Part of 175-0 28]
[Nashville, TN 37201	]	]
[	]	]
[	]	]
[	]	]
[This instrument prepared by: Boult, Cummings, Conners & Berry (JCM)		]
[21st Floor, First American Center, Nashville, TN 37238		]

WARRANTY DEED

In consideration of the payment of Ten Dollars ($10.00), and other valuable consideration, the receipt and sufficiency of which are acknowledged, Jackson Business Park Associates, a Tennessee joint venture among W. Owen Ferrell, Union Financial Corporation, and Southeast Venture Companies ("Grantor") has bargained and sold, and hereby transfers and conveys to Berry Wholesale Drug Company, a Tennessee corporation ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties.

2. Protective covenants of record in Book 6060, Page 449, Register's Office for Davidson County, Tennessee.

3. Matters shown on the plat of Jackson Business Park, Section One, of record in Book 5200, page 527, said Register's Office.

05/20 405.50- CHECK

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

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns against the lawful claims of all persons.

Executed this 19th day of May, 1983.

JACKSON BUSINESS PARK ASSOCIATES

By: W. Owen Ferrell
W. Owen Ferrell,
Joint Venturer

UNION FINANCIAL CORPORATION,
Joint Venturer

By: Glenn L. Lawrence

Name: Glenn L. Lawrence
Title: Pres.

SOUTHEAST VENTURE COMPANIES,
Joint Venturer

By: Carl H. Vereen

Name: Carl H. Vereen
Title: SEC. - TREAS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, John E Murdock III, a Notary Public of the State and County aforesaid, personally appeared W. Owen Ferrell, with whom I am personally acquainted, and who, upon

oath, acknowledged himself to be joint venturer of Jackson Business Park Associates, the within named joint venture, and that he as such joint venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as joint venturer.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 19th day of May, 1983.

Notary Public

My Commission Expires: 5/26/85

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Shirley L. Johnson, a Notary Public of the State and County aforesaid, personally appeared Glenn L. Lawrence, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Union Financial Corporation, a Tennessee corporation which is a joint venturer of Jackson Business Park Associates, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as a joint venturer of Jackson Business Park Associates by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 19th day of May, 1983.

Shirley L. Johnson

Notary Public

My Commission Expires: 7/21/85

STATE OF TENNESSEE

BOOK 6060 PAGE 479

COUNTY OF DAVIDSON

Before me, John E Murdock III, a Notary Public of the State and County aforesaid, personally appeared Carl H. Veream, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Sec.-Treas. of Southeast Venture Companies, a Tennessee corporation which is a joint venturer of Jackson Business Park Associates, and that he as such Sec.-Treas., being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as a joint venturer of Jackson Business Park Associates by himself as Sec.-Treas.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 19th day of May, 1983.

Notary Public

My Commission Expires: 10/2/84

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

[Subscribed and sworn to before me this 19th day of May, 1983.

Notary Public

My commission Expires: 10/2/84

jemjcksnwd

EXHIBIT "A"

Being a tract of land lying in the 2nd Civil District of Nashville, Davidson County, Tennessee and being Lot Number 1 as shown on Section One, Jackson Business Park Subdivision, as of record in Book 5207 page 527, Register's Office for Davidson County, Tennessee, and being more fully described as follows:

1. Beginning at a highway R.O.W. monument in the westerly R.O.W. of Old Hickory Boulevard as it presently exists, said monument being the southeast corner of the herein described tract and northeast corner of the Baker Street Properties, as of record in Book 4870, page 68, Register's Office for Davidson County, Tennessee, thence;

2. Leaving the existing R.O.W. of Old Hickory Boulevard and on the common line between the herein described tract and said Baker Street Properties, N 82° 25' 00" W, 25.04 feet to an iron pin being the true point of beginning, thence;

3. Continuing with the common line between the herein described tract and the Baker Street Properties N 82° 25' 00" W, 544.38 feet to an iron pin, thence;

4. Leaving said common line and with a new line N 08° 01' 00" E, 471.76 feet to an iron pin in the southerly R.O.W. of proposed Owen Drive as shown on the said Jackson Business Park Subdivision, Section One, thence;

5. With the southerly R.O.W. of proposed Owen Drive S 81° 59' 00" E, 532.50 feet to a concrete monument, thence;

6. With a return curve to the right, said curve having a radius of 35.00 feet, a length of 56.851 feet to a concrete monument in the new R.O.W. of Old Hickory Boulevard as shown on the aforesaid Jackson Business Park, Section One, thence;

7. With the new R.O.W. of Old Hickory Boulevard, S 11° 05' 00" W, 431.39 feet to the true point of beginning and containing 5.998 acres.

BEING the same property conveyed from W. Owen Ferrell and Ruth Jackson Ferrell a/k/a Mary Ruth Jackson Ferrell to Jackson Business Park Associates, a Tennessee joint venture, by Warranty Deed of record in Book 6060, page 471, Register's Office for Davidson County, Tennessee.

H 49067

IDENTIF. REFERENCE

MAY 20 11 08 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6060 PAGE 481

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			150000.00- CO	
			390.00 CO TX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK 405.50-	
			9037A05/20/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 49067

IDENTIF. REFERENCE

MAY 20 11 08 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 950478