62
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THIS INSTRUMENT PREPARED BY:
Sherrard & Roe, PLC (KAB)
424 Church St., Suite 2000
Nashville, TN 37219

Instr:200006300065340 Page: 1 OF 4
REC'D FOR REC 06/30/2000 3:02:41PM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $27485.72

SPECIAL WARRANTY DEED

Address of New Owner:
Tennessee Industrial Properties, LLC
c/o 633 Thompson Lane
P.O. Box 40667
Nashville, TN 37204

Send Tax Bills To:
Same

Map & Parcel No.:
Lot: 13
Map: 79
Parcel: 75

Lot: 14
Map: 79
Parcel: 82

THIS DEED, made entered into as of the 30th day of June, 2000, by and between OZBURN-HESSEY STORAGE CO., a Tennessee corporation ("Grantor") and TENNESSEE INDUSTRIAL PROPERTIES, LLC, a Tennessee limited liability company ("Grantee"),

WITNESSETH:

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors and assigns, in fee simple forever.

And Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered except for those matters set forth on Exhibit B attached hereto and incorporated herein by reference, to all of which this conveyance is expressly made subject; and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

(Remainder of Page Intentionally Left Blank)

WITNESS the signature of Grantor the day and year first above written.

OZBURN-HESSEY STORAGE CO.,
a Tennessee corporation

BY: F Perry Ozburn

TITLE: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared F. PERRY OZBURN, JR. 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 PRESIDENT of Ozburn-Hessey Storage Co., the within named bargainor, a Tennessee corporation, 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 by himself as PRESIDENT.

WITNESS my hand and seal, at office this 30th day of June, 2000.

Joni Phillips
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission expires: May 30, 2004

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $7,428,572.00.

Gary Kimball
Affiant

Subscribed and sworn to before me, this the 30th day of June, 2000.

Joni Phillips
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: May 30, 2004

EXHIBIT A

DESCRIPTION

Land in Davidson County, Tennessee being Lots No. 13 and 14 on the Plan of Resubdivision, Section Three, Cockrill Bend Industrial Complex, as of record in Plat Book 6200, page 889, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Ozburn-Hessey Storage Co. by deeds from the Metropolitan Port Authority/Metropolitan Government of Nashville and Davidson County of record in Book 7008, page 848, and from Design Systems Builders, Inc. of record in Book 8116, page 628, Register's Office, Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Taxes for Metropolitan Nashville and Davidson County for the year 2000, a lien but not yet due and payable.

2. Plan of record in Plat Book 6200, page 889, Register's Office for Davidson County, Tennessee.

3. Restrictive conditions of part of the property being located with the 100-year flood plain and the condition that the property cannot be used for any type of public utility company as more specifically set forth in deeds of record in Book 6798, page 309, and Book 6991, page 856, said Register's Office.

4. Subject to the restrictions contained in the Quitclaim Deed of record in Book 7008, page 848, said Register's Office.