Instr:200009010086612 Page: 1 OF 4
REC'D FOR REC 09/01/2000 9:21:05AM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $23554.20

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Smith Crowe Realty Capital, L.P. 5214 Maryland Way, suite 405 Brentwood, TN 37027	107-1-3	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JSK) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, ***Aladdin Industries, LLC***, a Delaware limited liability company (the "Grantor") has bargained and sold, and by these presents transfers and conveys to ***Smith Crowe Realty Capital, L.P.,*** a Tennessee limited partnership (the "Grantee"), and Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on ***Exhibit "A"*** attached hereto and incorporated herein by this reference together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 1741 Elm Hill Pike, Nashville, Tennessee 37210.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on ***Exhibit "B"*** which is attached hereto and incorporated herein by reference.

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

And Grantor does covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on ***Exhibit "B"***, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 31st day of August, 2000.

Aladdin Industries, LLC

By: Daniel P. Lucid

Title: VP Finance and CFO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $6,366,000.00.

Affiant

Subscribed and sworn to before me this 31st day of August, 2000.

Notary Public
My Commission Expires: 9-23-2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0666832.01
100849-028 08/30/2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kay Fuller the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David T. Britt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be VP Finance & CFO of Aladdin Industries, LLC, the within named bargainor, a Delaware limited liability company, and that he as such VP Finance & CFO, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as VP Finance & CFO.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of August, 2000.

Kay Fuller
NOTARY PUBLIC

My Commission Expires: 9-23-2000

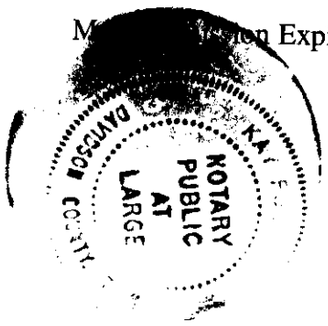


Exhibit "A"
LEGAL DESCRIPTION

Being a tract of land in the First Civil District of Nashville, Davidson County, Tennessee, located at the southwest corner of Dabbs Avenue and Elm Hill Pike, and being Lot No. One, on the plan of Metropolitan Industrial Park, Section One, of record in Book 3842, page 91, R.O.D.C., and being more particularly described as follows:

BEGINNING at a concrete monument in the westerly margin of Dabbs Avenue, said monument also being a point in the northerly line of the Alex Keelin estate, of record in Book 741, page 231, R.O.D.C.;

THENCE, with said northerly line S 76° 37' W, 162.25 feet to a point;

THENCE, with the westerly line of said Keelin estate S 08° 09' E, 273.40 feet to a point;

THENCE, with the northerly line of the property conveyed to J.E. Gleaves, et ux., by deed of record in Book 1645, page 612, R.O.D.C., S 78° 15' W, 698.48 feet to an iron pin;

THENCE, with the easterly line of the property conveyed to Shoney's Big Boy Ent., Inc. by deed of record in Book 5084, page 899, R.O.D.C., N 11° 00' W, 577.31 feet to an iron pin in the southerly margin of Elm Hill Pike;

THENCE, with said southerly margin, N 79° 00' E, 298.57 feet to a point;

THENCE, with a curve to the left 430.65 feet to a point, said curve having a central angle of 24° 48', a radius of 994.93 feet, a tangent of 218.75 feet and a chord of N 66° 36' E, 427.29 feet;

THENCE, with a curve to the right, 38.04 feet to a point in the westerly margin of Air Lane Drive, said curve having a central angle of 87° 11', a radius of 25.00 feet, a tangent of 23.80 feet and a chord of S 82° 12' 30" E, 34.48 feet;

THENCE, with a curve to the right 100.55 feet to a point, said curve having a central angle of 32° 45', a radius of 175.91 feet, a tangent of 51.69 feet and a chord of S 22° 14' 32" E, 99.19 feet;

THENCE, S 05° 52' E, 20.22 feet to a point;

THENCE, with a curve to the left, 181.73 feet to a point in the westerly margin of Dabbs Avenue, said curve having a central angle of 42° 30', a radius of 245.00 feet, a tangent of 95.28 feet and a chord of S 27° 07' E, 177.60 feet;

THENCE, S 48° 22' E, 101.83 feet to the point of beginning.

Containing 10.25 acres, more or less.

And, being the same property conveyed to Aladdin Industries, LLC (formerly known as Aladdin-Nashville, LLC) by Deed of Record in Book 11312, Page 345, Office of the Register for Davidson County, Tennessee, and as shown on the Survey, dated March 28, 2000, last revised June 13, 2000, prepared by Ragan Smith Associates, David A. Johnson, R.L.S. under Tennessee No. 1352.

EXHIBIT "B"

TITLE EXCEPTIONS

1. Taxes for the years 2000 and subsequent which have been prorated and are assumed by Grantee.

2. Terms and provisions of Lease from Aladdin Properties, Inc. to Aladdin Temp-Rite, LLC, recorded in Book 11152, page 136, Office of the Register for Davidson County, Tennessee.

3. All matter shown on Plat recorded in Book 3842, page 91.

4. Easement(s) for sanitary sewers as set forth in instrument recorded in Book 4227, page 735, Office of the Register for Davidson County, Tennessee.

5. Easement(s) for electric powerlines, poles, guy wires, etc. as set forth in instrument recorded in Book 2017, page 589, Office of the Register for Davidson County, Tennessee.

6. Survey Number 2000-041, dated April 11, 2000, last revised June 13, 2000, prepared by Ragan-Smith and Assoicates, Surveyors, indicates the following:

   (a) Telephone line crosses the northeasterly portion of the subject property.
   (b) Power and telephone line crosses the northwester corner of the subject property