Bk 37 LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
L & S, LLC 1201 Antioch Pike Nashville, Tennessee 37211	Map/Parcel 163/343	**L & S, LLC** 1201 Antioch Pike Nashville, Tennessee 37211
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (BRS) 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, **TSC REALTY CAPITAL, L.P.**, a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **L & S, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's heirs, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by this 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 have been prorated between the parties. Grantor will be responsible for the payment of the taxes for the year 2000 on the Property, with all subsequent years to be assumed and paid by the Grantee.

2. All matters shown on Plat recorded in Book 9700, page 586, Office of the Register, Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 11/07/00 15:31 4pgs
Fees:19.00 Taxes:925.00

20001107-0110796

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

James A Parrish
Affiant

Subscribed and sworn to before me this 6th day of November, 2000.

Notary Public
My Commission Expires: 3/20/04

0679576.02
100849-037 11/03/2000

3. All matters shown on Plat recorded in Book 7900, page 511, Office of the Register, Davidson County, Tennessee.

4. Restrictions as contained in Book 7963, page 145, as re-recorded in Book 7966, page 60, amended in Book 8085, page 402 and Book 9730, page 957, Office of the Register, Davidson County, Tennessee.

5. Easement as of record in Book 10728, page 219, Office of the Register, Davidson County, Tennessee.

6. Rights of the railroad company servicing the railroad siding located on the insured premises in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof and also rights of other entitled in and to the use thereof.

7. Rights of the Railroad under a Charter Right-of-Way.

This is unimproved property.

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.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 6th day of November, 2000.

TSC REALTY CAPITAL, L.P.
a Tennessee limited partnership

By: SC Capital, LLC,
a Tennessee limited liability company,
its general partner

By: Thomas Smith

Name: Thomas Smith

Title: Chief Mgr

0679576.02
100849-037 11/03/2000

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Thomas S. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Chief Manager of SC Capital, LLC, a Tennessee limited liability company and general partner of TSC Realty Capital, L.P., a Tennessee limited partnership, the within named bargainor, and that he as such Chief Manager of SC Capital, LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as Chief Manager of SC Capital, LLC, the general partner of TSC Realty Capital, L.P.

Witness my hand and seal, at office in Nashville, Tennessee, this the 6th day of November, 2000.

Melba Kepley
NOTARY PUBLIC

My Commission Expires: 7-28-2001

0679576.02
100849-037 11/03/2000

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Crossings at Hickory Hollow, Phase 3, as shown on plat of record in Plat Book 9700, page 586, Office of the Register, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said property contains 474,789 square feet or 10.90 acres, more or less.

BEING part of the same property conveyed to TSC Realty Capital, L.P., by deed of record in Book 11647, page 168, and Book 11647, page 168, Office of the Register, Davidson County, Tennessee.