Davidson County DEEDWARR
Recvd: 12/21/00 15:13 6pgs
Fees:27.00 Taxes:14947.81
20001221-0125366

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

SPECIAL WARRANTY DEED

Address New Owner:
Hood Bay, LLC
c/o 8585 Old Dairy Road
Suite 201
Juneau, Alaska 99801

Send Tax Bills To:
Same

Map & Parcel No.:
Map 106
Parcels 134 and 159

THIS DEED, made and entered into this 20TH day of December, 2000, by and between GOF PARTNERS, a Tennessee general partnership, ("Grantor") and HOOD BAY, 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 transfer, 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 and possessed of the property in fee simple; 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.

GOF PARTNERS

By: _____
Tom Flood, General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Tom Flood, 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 general partner of GOF Partners, the within named bargainor, a Tennessee general partnership, and that he as such general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as general partner.

WITNESS my hand and seal, at office this 20th day of December, 2000.

_____
NOTARY PUBLIC

My Commission expires: 5-26-02

STATE OF ALASKA)
: ss
FIRST JUDICIAL DISTRICT)

The actual consideration or value whichever is greater, for this transfer is $4,039,948.00.

Affiant
Carlton Smith Chief Manager of Hood Bay, LLC, a Tennessee limited liability company

SUBSCRIBED AND SWORN TO OR AFFIRMED BEFORE ME at Juneau, Alaska this 15th day of December, 2000.

Notary Public, State of Alaska
My commission expires: 7-16-2004

EXHIBIT A

Property Legal Descriptions

Lot No. 18:

Being a parcel of land in Nashville, First Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee, located on the east side of Plus Park Boulevard being property conveyed to GOF Partners by deed of record in Book 7426, Page 628 R.O.D.C., and being Lot 18 on the plat of The Park Plus Section 17 as of record in Plat Book 6200, Page 444, R.O.D.C., to which reference is hereby made and being more particularly described as follows:

BEGINNING at an existing iron rod on the easterly right-of-way line of Plus Park Boulevard said iron rod being the southwesterly corner of Lot 14 The Plus Park Section Fourteen as of record in Plat Book 4595, Page 192, R.O.D.C.;

THENCE, leaving the easterly right-of-way line of Plus Park Boulevard with the southerly lines of said lot 14 the following calls:

S 29° 39' 05" E, 54.34 feet to an iron rod found;

S 29° 56' 06" E, 181.10 feet to an iron rod set on the eastern line of said lot 9 as shown on the plat of The Plus Park Section 9 as of record in Plat Book 4460, Page 113, R.O.D.C.;

THENCE, along the easterly line of said Section 9 the following calls:

S 60° 10' 16" W, 58.04 feet to an iron rod found;

S 19° 34' 18" W, 91.65 feet to an iron rod set at the northeast corner or Lot 19 on the plat of The Plus Park Section 17, as of record in Plat Book 6200, Page 444, R.O.D.C.;

THENCE, leaving said easterly line with the northerly line of said lot 19 N 73° 16' 02" W, 293.34 feet to an iron rod set on the easterly right-of-way line of Plus Park Boulevard;

THENCE, with said easterly right-of-way line the following calls:

along a curve to right 251.87 feet said curve having a radius of 358.44 feet, a tangent of 131.38 feet and a chord bearing and distance of N 40° 31' 58" E, 246.72 feet to an iron rod set;

N 60° 39' 46" E, 96.79 feet to an iron rod found at the southwest corner of lot 14 as shown on the plat of The Plus Park Section 14 as of record in Plat Book 4595, Page 192, R.O.D.C., and being the point of beginning.

Containing 64,340.7 square feet or 1.48 acres, more or less.

Lot No. 19:

Being a parcel of land in Nashville, First Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee, located on the east side of Plus Park Boulevard being property conveyed to GOF Partners, by deed of record in Book 7070, Page 860, R.O.D.C., and also being Lot 19 on the plat of The Park Plus Section 17 as of record in Plat Book 6200, Page 444, R.O.D.C., to which reference is hereby made and being more particularly described as follows:

BEGINNING at an existing concrete monument on the easterly right-of-way line of Plus Park Boulevard at the northwest corner of lot 9 as shown on the plat of The Park Plus Section 9 as of record in Plat Book 4460, Page 113, R.O.D.C.;

THENCE, along the easterly right-of-way line of Plus Park Boulevard the following calls:

along a curve to left 139.95 feet said curve having a radius of 806.61 feet, a tangent of 70.15 feet and a chord bearing and distance of N 4° 59' 52" W, 139.78 feet to an iron rod set;

N 9° 58' 06" W, 104.17 feet to an iron rod set;

along a curve to right 190.00 feet said curve having a radius of 358.44 feet, a tangent of 97.29 feet and a chord bearing and distance of N 5° 13' 02" E, 187.78 feet to an iron rod set at the southwest corner of lot 18 as shown on the above mentioned plat.

THENCE, leaving the easterly right-of-way line of Plus Park Boulevard with the southerly lines of said lot 18 S 73° 16' 02" E, 293.34 feet to an iron rod set on the easterly line of Lot 9 The Plus Park Section Nine as of record in Plat Book 4460, Page 113, R.O.D.C.

THENCE, along the easterly line of said Section 9 the following calls:

S 19° 34' 18" W, 127.47 feet to an iron rod found;

S 0° 10' 24" W, 225.70 feet to an iron rod found;

N 89° 38' 22" W, 224.41 feet to the concrete monument at the point of beginning.

Containing 99,282.5 square feet or 2.28 acres, more or less.

The above described property being the same lots and property as heretofore conveyed to GOF Partners, a Tennessee general partnership composed of Thomas J. Hennesy, Gerald E. Newkirk, Thomas O. Flood, Joseph H. Scarlett and Joseph D. Maxwell, by deeds of record in Book 7070, Page 860 (as to Lot No. 19) and Book 7426, Page 628 (as to Lot No. 18), Register's Office for Davidson County, Tennessee and being that same property as described in that ALTA/ASCM Land Title Survey as prepared by Barge, Waggoner, Sumner & Cannon, Inc., Nashville, Tennessee (Surveyor's File No. 04642-03) dated September 22, 2000 (last revised December 13, 2000).

EXHIBIT B

Permitted Title Encumbrances

1. Real property taxes for 2001, and subsequent years, a lien but not yet due and payable.

2. The Plan of record in Plat Book 6200, page 444, RODC.

3. Declaration of Restrictions and Easements of record in Book 4530, page 348, as amended in Book 5864, page 328, RODC.

4. As to Lot 19, subject to rights of current tenant-in-possession Tractor Supply Company (successor to TSC Industries, Inc.), as tenant only, per Memorandum of Lease between GOF Partners and TSC Industries, Inc. of record in Book 7197, page 85, RODC.