Davidson County DEEDWARR
Recvd: 02/28/01 16:04 4pgs
Fees:19.00 Taxes:9398.00
20010228-0018822

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MSP)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-0002

SPECIAL WARRANTY DEED

Address New Owner	Send Tax Bills To	Map-Parcel Numbers
Jackson's Courtyard Partnership and Johnston Concrete Products, Inc. c/o NDG Properties, Inc. 4117 Hillsboro Road, Suite 207 Nashville, TN 37215	Same	Map 95-13 Parcel 23

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, ALEX S. PALMER, a resident of Davidson County, Tennessee ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto JACKSON'S COURTYARD PARTNERSHIP, a Tennessee general partnership, and JOHNSTON CONCRETE PRODUCTS, INC., a Nevada corporation, as tenants-in-common (collectively, "Grantee"), certain real property in Davidson County, Tennessee, described as follows:

Being Lot No. 26 on the Plan of Metropolitan Industrial Park, Section 20, as shown on plat of record in Plat Book 4300, page 30, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same real property conveyed to Alex S. Palmer by Deed dated July 14, 1983, of record in Book 6094, page 764, Register's Office of Davidson County, Tennessee.

This is improved property known as: 1838 Elm Hill Pike, Nashville, Davidson County, Tennessee 37210.

The source for this description is the prior deed of record in Book 6094, page 764, Register's Office of Davidson County, Tennessee.

Together with all tenements, hereditaments, privileges and appurtenances belonging or appertaining thereto.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit A), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument as of the 28th day of February, 2001.

By:_____
ALEX S. PALMER

STATE OF TENNESSEE

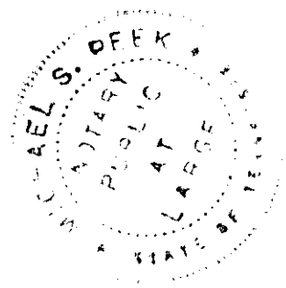
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, **Alex S. Palmer**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

WITNESS my hand, at office, this 27th day of February, 2001.

Michael S Peek
Notary Public

My Commission Expires: May 26, 2002



JOINDER BY SPOUSE

The undersigned, Margaret A. Palmer, wife of Alex S. Palmer, joins in this deed for the sole purpose of conveying any and all marital rights and any and all other right, title and intent that she may have in and to the aforesaid property, all of which she hereby conveys to Grantee.

Margaret A. Palmer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, **Margaret A. Palmer**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained

WITNESS my hand, at office, this 26 day of February, 2001.

Anna Katherine Iversen
Notary Public

My Commission Expires: My Commission Expires MAR. 27, 2004

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value (whichever is greater) for this transfer is $2,540,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 2001.

Michael S Puk
Notary Public

My Commission Expires: MAY 26, 2002

MICHAEL S. PUK NOTARY PUBLIC AT LARGE TENNESSEE

2175729.2

EXHIBIT A

ENCUMBRANCES

1. Property taxes for the year 2001, a lien but not yet due and payable.

2. All matters shown on the Plat of record in Book 4300, page 30, Register's Office of Davidson County, Tennessee.

3. All matters shown on ALTA/ACSM Land Title Survey of 1838 Elm Hill Pike (file no. 00303 MHC) dated December 22, 2000, last revised February 23, 2001, prepared by R. Scott Cherry, surveyor (R.L.S. No. 1512).

4. Rights of tenants in possession under unrecorded leases.