This Instrument Was Prepared By:
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Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 12/06/01 16:04 5pgs
Fees:28.00 Taxes:5642.50
20011206-0134690

Address New Owner(s):
Steven D. Bell & Company
823 North Elm Street
Greensboro, NC 27401

Send Tax Bills to:
SAME

Map and Parcel:
Map: 34-02
Parcel: 49.00

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 of which is hereby acknowledged, PKD, a Tennessee general partnership (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to MEN'S WEARHOUSE PROPERTIES, GP, a Tennessee general partnership (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

The tract or parcel of land located in Madison, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is improved property known as 1921 Gallatin Pike, Madison, Tennessee, 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it, subject to those matters set forth on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29 day of November, 2001.

PKD, a Tennessee general partnership

By: _____

Title: Partner

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William T. DeLong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Partner of PKD, the within named bargainor, a general partnership and that he as such 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 Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of November, 2001.

_____
Notary Public

My Commission Expires: 7-26-03

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,525,000.00.

Affiant

Subscribed and sworn to before me this 29th day of November, 2001.

Notary Public

My Commission Expires: 7-26-03

EXHIBIT "A"

LEGAL DESCRIPTION

Land lying in Nashville, Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resubdivision of Lots 1 and 2, Shepherd Hills, Section 1, (Plat Book 7900, Page 709) amended in Deed Book 9487, Page 990, being the SDC, LLC property (Deed Book 10630 Page 980) Register's Office for Davidson County, Tennessee, and being further described as follows:

Beginning on an iron pin (old) in the southerly right of way of Gallatin Pike at the northeast corner of Santa Fe Realty Partners property (Deed Book 11535 Page 102);

Thence, with said right of way of Gallatin Pike for the following 2 calls:

N 57 degrees 06'50" E - 73.71' to an iron pin (old);
with a curve to the left having a delta of 00 degrees 31' 43", a radius of 2,929.00', an arc length of 27.03', and a chord bearing and distance of N 56 degrees 48' 35" E - 27.03' to an iron pin (old) at the southwest intersection of Gallatin Pike and Shepherd Hills Drive;

Thence, with a curve to the right having a delta of 98 degrees 44' 55", a radius of 25.00', an arc length of 43.09', and a chord bearing and distance of S 74 degrees 02' 33" E - 37.95' to an iron pin (old) in the westerly right of way of Shepherd Hills Drive;

Thence, with said right of way of Shepherd Hills Drive S 24 degrees 47' 01" E - 199.45' to an iron pin (old) in the eastern most line of the above referenced Santa Fe Realty Partners property;

Thence, with Santa Fe Realty Partners for the following 2 calls:

S 56 degrees 05' 49" W - 119.00' to an iron pin (old);
N 27 degrees 31' 48" W - 229.00' to the point of beginning and containing 0.64 acres more or less, according to a boundary survey prepared by Hart Freeland Roberts, Inc. dated 11-2-01, last revised November 27, 2001.

Being the same property conveyed to SDC, LLC by Quitclaim Deed from William T. Delay of record in Book 10630, page 980, Register's Office for Davidson County, Tennessee; the said SDC, LLC having since merged into PKD Partnership, a Tennessee general partnership by Certificate of Merger of SDC, LLC into PKD Partnership of record in Instrument 20000103-0000341.

EXHIBIT B

1. Taxes for 2001, a lien now due and payable.

2. Anchor easement(s) to Metropolitan Government of Nashville and Davidson County Electric Power Board, as set forth in instrument recorded in Book 9552, page 100, said Register's Office.

3. All matters shown on Plat recorded in Book 7900, page 709, amended in Book 9487, page 990, said Register's Office.

4. Unrecorded Lease dated November 16, 1994, between Tennessee Equities, Inc. as landlord and The Men's Wearhouse, Inc. as Tenant.

5. Unrecorded Lease dated January 17, 1995, between Tennessee Equities, Inc. as landlord and P.D. Estes, Inc. d/b/a Schlotzky's Deli, as tenant.