BOX 58

This instrument prepared by:
Dwyer & Cambre
3421 N. Causeway Blvd, Suite 707
Metairie, Louisiana 70002

Davidson County DEEDWARR
Recvd: 12/21/01 14:52 5pgs
Fees:28.00 Taxes:14060.00
20011221-0141330

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 20 day of December, 2001 by and between Piglet Investment Group of Nashville Fairfield Airport Limited Partnership, a Louisiana limited partnership (the "Grantor"), and Pineapple Partners of Nashville FF, L.L.C., A Mississippi limited liability company (the "Grantee"),

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE AND CONVEY unto the Grantee and to its heirs and assigns, FOREVER, the following described real estate, situated in the County of Davidson, State of Tennessee known and described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Together with all of Grantor's right, title and interest in the improvements, hereditaments, easements and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, either in law or equity, of, in and to the above described premises, with the improvements, hereditaments, easements and appurtenances (collectively, the "Property"): TO HAVE AND TO HOLD the Property, unto Grantee, its heirs and assigns forever.

And Grantor, for itself, and its successors, as Grantor's sole and only warranty hereunder, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as provided on Exhibit B, and WILL WARRANT AND DEFEND against all persons lawfully claiming or to claim the same, by through or under it, but not otherwise, subject to:

A. ALL LIENS, ENCUMBRANCES, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; and

B. LIENS FOR TAXES ON REAL PROPERTY NOT YET DELINQUENT, AND LIENS FOR ANY GENERAL OR SPECIAL ASSESSMENTS OF RECORD AGAINST THE PROPERTY NOT YET DELINQUENT.

Address of real estate: 911 Airport Center Drive, Nashville, Tennessee 37214.

Grantor and Grantee expressly agree that the Property is granted, sold and conveyed by Grantor and accepted by Grantee on an "as is " basis only. Grantee has examined and has determined that all

aspects of the condition of the Property are satisfactory to Grantee without relying on any representation or representations of Grantor (other than for the special warranty of title contained herein). Grantor expressly disclaims any and all warranties and representations, express or implied, as to the state of the Property, its area, condition, quality, quantity, character, size, description or suitability or fitness for any use or purpose, whether existing or contemplated, except for warranties of title as specifically set forth in this Special Warranty Deed. **GRANTOR CONVEYS THE PROPERTY AND GRANTEE ACCEPTS THE PROPERTY WITH ALL FAULTS OF ANY KIND, INCLUDING ENVIRONMENTAL AND GRANTOR MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE FITNESS, ENVIRONMENTAL COMPLIANCE, MERCHANTABILITY OR HABITABILITY OF THE PROPERTY OR OTHERWISE.**

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date first above written.

By: **PIGLET INVESTMENT GROUP OF NASHVILLE FAIRFIELD AIRPORT LIMITED PARTNERSHIP,**
a Louisiana limited partnership

By: **O'Inc. of Nashville Airport, a Louisiana Corporation**
Its: **General Partner**
By: _____
Name: Richard A. O'Krepki
Its: President

CHIDOCS2/21075/6522Deed(nashville).enc.wpd

STATE OF LOUISIANA)
) SS.
PARISH OF JEFFERSON)

I, the undersigned, a Notary Public in and for the Parish and State aforesaid, DO HEREBY CERTIFY, that the above named president of O'Inc. of Nashville Airport, a Louisiana corporation, general partner of Piglet Investment Group of Nashville Fairfield Airport Limited Partnership, a Louisiana limited partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Partnership for the uses and purposes therein set forth.

Given under my hand and Notary Seal, this 20 day of December, 2001.

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $3,800,000.00.

AFFIANT

Subscribed and sworn to before me, this 20th day of December, 2001.

NOTARY PUBLIC

My Commission Expires: 9/22/2002

JANE GRAZER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

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EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 3 of the Final Plat of Metropolitan Airport Center, Section 5, Phase 6, of record in Book 9700, Page 806, said Register's Office.

Being the same property conveyed by Special Warranty Deed from Duke Construction Limited Partnership, an Indiana Limited Partnership, to Piglet Investment Group of Nashville Fairfield Airport, a Louisiana Limited Partnership, of record in Book 11541, page 20, Register's Office for Davidson County, Tennessee.

Map 108 Parcel 217

EXHIBIT B

(a) Taxes.

Taxes for the year 2002 and subsequent years, a lien, but not yet due or payable.

If improvements are completed after January 1, of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of T.C.A. 67-5-603 et seq.

(b) All matters as shown on subdivision plan of record in Book 9700, page 806, Register's Office for Davidson County, Tennessee.

(c) Restrictive covenants of record in Book 4339, page 881; Book 6477, page 870; and Book 6973, page 359; all of the Register's Office for Davidson County, Tennessee.

(d) Subject to terms and conditions of By-Laws of record in Book 6477, page 890, Register's Office for Davidson County, Tennessee.

(e) Subject to terms and conditions of Assignment of Developer Rights of record in Book 11376, page 439, Register's Office for Davidson County, Tennessee.

(f) Matters shown on survey of Ragan-Smith Associates, dated December 15, 1998, Job No. 98-064.