SPECIAL WARRANTY DEED

Address New Owners:	Send Tax Bills to:	Tax Map & Parcel No.:
RTS Wright Industries, LLC 707 Spence Lane P. O. Box 17914 Nashville, TN 37217-0914	Same	Map: 106 Parcel: 165

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, O.B.G., INC., a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto RTS Wright Industries, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, a certain tract or parcel of real property located in Nashville, Davidson County, Tennessee (the "Property"), described as follows:

> Land in Davidson County, Tennessee, being Lot No. 5 on the Plat of Baltz Brothers Packing Company Property, of record in Plat Book 7900, pages 369, 370 and 371, as amended and re-recorded at Plat Book 7900, page 918, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to O.B.G., Inc. by deed from Baltz Brothers Packing Company, of record in Book 9380, page 952, said Register's Office.

The Property is improved property known as 1600 Elm Hill Pike, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. Property taxes for the year 2002, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when the same become payable, and to indemnify and hold harmless Grantor from all liability with respect thereto.

2. All utility and other easements, limitations, improvements, notes and other matters shown on the Plat of Baltz Brothers Packing Company Property, of record in Plat Book 7900, pages 369, 370 and 371, as amended and re-recorded at Plat Book 7900, page 918, Register's Office for Davidson County, Tennessee.

3. Deeds of Conveyance to the Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water and Sewerage Services, of record in Book 9207, page 448, and in Book 9207, page 454, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage between O.B.G., Inc. and the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 10836, page 350, Register's Office for Davidson County, Tennessee.

5. All matters shown in Survey No. 5177-08, dated February 19, 2002, prepared by Barge, Waggoner, Sumner and Cannon, Inc., Surveyors.

TO HAVE AND TO HOLD the Property, together with the appurtenances, estate, title and interest thereto belonging, unto the Grantee, its successors and assigns, forever.

Davidson County DEEDWARR
Recvd: 03/08/02 07:48 2pgs
Fees:13.00 Taxes:2405.00
20020308-0029142

Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor (except as to those matters set forth above, to which this conveyance is expressly made subject), but not further or otherwise.

WITNESS the Grantor's hand this 7 day of March, 2002.

O.B.G., INC.

By: _____
John E. Osborne, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, John E. Osborne, 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 President of O.B.G., Inc., the within named Grantor, a corporation, and that he as such President, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the Grantor as President.

Witness my hand and seal, at office, in Nashville, Tennessee, this 7th day of March, 2002.

_____
Notary Public
My Commission Expires: My Commission Expires MAY 28, 2003

SANDRA D. VERA NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of the property transferred, whichever is greater, is $650,000.00.

_____
Affiant

Sworn to and subscribed before me this 7th day of March, 2002.

_____
Notary Public
My Commission Expires: March 30, 2004

NOTARY PUBLIC AT LARGE

Prepared by:
Darrell L. West
144 Second Ave., North, Suite 300
Nashville, TN 37201