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SPECIAL WARRANTY DEED

TO: Menzler Investors, a Tennessee joint venture

FROM: Lawrence J. Mulhall

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Menzler Investors 706 Church Street, Suite 200 Nashville, Tennessee 37203	Same	Map 106, Parcel 79

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $900,000.00

Affiant

Sworn to and subscribed before me, this 23rd day of May, 2002.

Notary Public

My Commission Expires:

MICHAEL S. PEEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lawrence J. Mulhall** (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Menzler Investors,** a Tennessee joint venture (hereinafter called the "Buyer"), and Buyer's successors and assigns all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon (the "Property").

The above-referenced Property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said Property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said Property to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising

Before me, [illegible] the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Marilyn R. Mulhall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the within named bargainor and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Medford, Oregon, this 22 day of May, 2002.

Kathy Bolien
Notary Public

My Commission Expires: 1/22/04

OFFICIAL SEAL
KATHY BOLIEN
NOTARY PUBLIC-OREGON
COMMISSION NO. 330299
MY COMMISSION EXPIRES JAN. 22, 2004

out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Marilyn R. Mulhall, wife of Lawrence J. Mulhall has signed this Special Warranty Deed to convey all of her interest, if any, in the Property to Buyer.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 22 day of May, 2002.

SELLER:

Lawrence J. Mulhall

Marilyn R. Mulhall

STATE OF OREGON)
COUNTY OF Jackson)

Before me, Kathy Bolien Larry Mulhall the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Lawrence J. Mulhall, 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 within named bargainor and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Medford, Oregon, this 22 day of May, 2002.

Kathy Bolien
Notary Public

My Commission Expires: 1/22/04

OFFICIAL SEAL
KATHY BOLIEN
NOTARY PUBLIC-OREGON
COMMISSION NO. 330299
MY COMMISSION EXPIRES JAN. 22, 2004

STATE OF OREGON)
COUNTY OF Jackson)

Before me, Kathy Bolien the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Marilyn R. Mulhall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the within named bargainor and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Medford, Oregon, this 22 day of May, 2002.

Kathy Bolien
Notary Public

My Commission Expires: 1/22/04

OFFICIAL SEAL
KATHY BOLIEN
NOTARY PUBLIC-OREGON
COMMISSION NO. 330299
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EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Grayson Industrial Park as of record in Book 3842, page 131, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete legal description.

Being the same property conveyed to LAWRENCE J. MULHALL, by deed from MCWHORTER, WEAVER & CO., INC., of record in Book 4892, page 653, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real property taxes for 2002 and subsequent years, a lien not yet due and payable.

2. Matters shown on the Plan of record in Book 3842, page 131, Register's Office for Davidson County, Tennessee.

3. Title to that portion of the Property, if any, embraced within the charter right-of-way of CSX Railroad.