File 35
CTIC

This Instrument prepared by:
Stokes Bartholomew Evans & Petree, P.A. (CBR)
424 Church Street Suite 2800
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 06/18/02 16:15 4pgs
Fees:23.00 Taxes:5106.00
20020618-0073890

ADDRESS NEW OWNER:
200 12th Avenue South
Nashville, Tennessee 37203

SEND TAX BILL TO:
Same

MAP-PARCEL
Map 94-13
Parcel 77

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, CUMMINGS INCORPORATED, THE INTERNATIONAL SIGN SERVICE, a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto CP ALABAMA, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows (the "Property"):

See EXHIBIT A attached hereto and incorporated herein by this reference.

The conveyance of the Property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, and Grantee's successors and assigns forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the 13th day of June, 2002.

CUMMINGS INCORPORATED,
THE INTERNATIONAL SIGN SERVICE

By: _____
~~Stephen R. Kerr, President~~
RUTH BINKLEY, ASSISTANT SECRETARY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ~~Stephen R. Kerr,~~ Ruth Binkley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~him~~her self to be the ~~President~~ Assistant Secretary of CUMMINGS INCORPORATED, THE INTERNATIONAL SIGN SERVICE, a Tennessee corporation, the within named bargainor, and that ~~he~~she, as such ~~President~~ Assistant Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation, by ~~him~~herself as ~~President~~ Assistant Secretary.

Witness my hand, at office, this 13th day of June, 2002.

_____
Notary Public
My Commission Expires: 3-85-06

LINDA J. BOGGESS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,380,000.00.

_____
Affiant CPA Alabama, LLC
CHIEF MANAGER

Subscribed and sworn to before me
this 13th day of June, 2002.

_____
Notary Public
My Commission Expires: 3-85-06

LINDA J. BOGGESS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

201362.1 / 4897-7

EXHIBIT B

Permitted Encumbrances

1. A Second Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing by Cummings Incorporated, The International Sign Service, a Tennessee corporation, Trustor, to Robert R. Campbell, Jr., Trustee, for the benefit of LK Finance, LLC, a Tennessee limited liability company, and Pamela K. Pfeffer, Beneficiary, to secure a note in the original amount of $1,000,000.00 and any other obligations secured thereby, as of record in Instrument No. 20011119-0126656, Register's Office for Davidson County, Tennessee.

2. Taxes for year of 2002, a lien, but not yet due and payable.

3. Easement or sanitary sewers and/or storm drainage, of record in Book 4346, Page 488, said Register's Office.

4. Sign Lease with National Advertising Company, of record in Book 8262, Page 961, said Register's Office.

5. Matters shown on survey of Crawford Land Surveyors, P.C., dated October 27, 1998, last revised April 26, 1999.

EXHIBIT A

Legal Description

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located at the terminus of Expressway Park Drive being bound on the north by Interstate 40, on the south by Mt. Ararat Cemetery, and being more particularly described as follows:

Beginning at an iron pin in the easterly margin of Expressway Park Drive at the southwest corner of herein described tract, said pin being the northwest corner of Mt. Ararat Cemetery:

Thence, with the easterly margin of Expressway Park Drive, N 34 degrees 00' 00" E, 53.71 feet to a point;

Thence, with a curve concave to the west having a central angle of 57 degrees 17' 30", a radius of 60.00 feet and a chord of N 07 degrees 15' 01" E, 57.53 feet for an arc length of 60.00 to a point;

Thence, with the east line of Lot 13B of Resubdivsion of Lot 13, Expressway Commercial Park, of record in Plat Book 4060, page 36, Register's Office for Davidson County, Tennessee, N 34 degrees 00' 00" E, 448.07 feet to a point;

Thence, with the southerly margin of Intestate 40 S 67 degrees 38' 42" E, 502.01 feet to a concrete highway monument;

Thence, continuing with said margin, S 55 degrees 44' 04" E, 136.90 feet to an iron pin;

Thence leaving said margin, S 08 degrees 30'00" W, 155.74 feet to an iron pin;

Thence with National Christian Missionary convention of record in Deed Book 5922, page 422, Register's Office for Davidson County, Tennessee, N 65 degrees 57' 20" W, 328.60 feet to a point;

Thence, S 29 degrees 59' 20" W, 447.64 feet to a point;

Thence, N 57 degrees 30' 22" W, 377.51 feet to the point of beginning, containing 271,717 square feet or 6.24 acres, more or less.

Being part of the same property conveyed to Cummings Incorporated, The International Sign Service, by Quitclaim Deed from Cummings Properties, Incorporated of record in Book 6193, page 277, Register's Office of Davidson County, Tennessee; and being the same property conveyed to Post Sign Company of Nashville, Inc., by Warranty Deed, of record in Book 4288, page 59, said Register's Office, by Statement of Intent to Dissolve, by record in Book 6172, page 697, said Register's Office, Post Sign Company of Nashville, Inc., dissolved and liquidated all of its assets into Cummings Incorporated, The International Sign Service.