Davidson County DEEDWARR
Recvd: 10/02/02 13:56 3pgs
Fees:18.00 Taxes:3108.00
20021002-0120014

41
F.M.B

This instrument prepared by and return to:
Farris Mathews Branan
Bobango & Hellen PLC
1100 Ridgeway Loop Road # 400
Memphis, Tennessee 38120

The actual consideration for Tennessee Transfer Tax purposes is $840.00.

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of this 26th day of September, 2002 by and between **Conx, Inc.,** a South Carolina corporation (the "Grantor"), and **M.E.D. Properties, LLC,** a Tennessee limited liability company (the "Grantee").

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and hereby bargains, sells, conveys and confirms unto Grantee the following described real estate, situated and being in County of Davidson, State of Tennessee, and being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor hereby covenants with Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for 2002 Davidson County property taxes, not yet due or payable; subdivision restrictions, building lines and easements of record in the Davidson County Register's Office at Book 1578, Page 555; matters set forth on Plat of Record at Book 1424; Page 26; rights of Tennessee Central Railroad in and to the use of a spur track and right-of-way for the spur track; matters set forth on the As-Built Survey of the real estate prepared by Volunteer Surveying, File No. 02191, dated August 22, 2002, certified on August 22, 2002; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through, and under a conveyance from the Grantor but not further or otherwise.

The real estate described on Exhibit A is being conveyed in its "as-is" condition, without any warranty, express or implied, as to the quality or condition of the real estate or improvements thereon or their suitability for any particular purpose.

The words Grantor and Grantee as used herein shall mean "Grantors" and "Grantees," respectively, if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of Grantor the day and year first above written.

CONX, INC.

By: _____

Its: President

STATE OF South Carolina
COUNTY OF Charleston

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jerry Zucker, with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the President of Conx, Inc., the within named bargainor, a South Carolina corporation, and he as President being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by the said Jerry Zucker, subscribing thereto the name of Conx, Inc. by himself as such President.

WITNESS my hand and Notarial Seal at office this 26 day of September, 2002.

_____
Notary Public for South Carolina

My Commission Expires: 8-19-03

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $840,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

M.E.D Properties, LLC
_____
Affiant Chief Manager

Subscribed and sworn to before me this 27 day of September, 2002.

_____
Notary Public

My Commission Expires: 2/6/06

NOTARY PUBLIC AT LARGE SHELBY CO., TN CHARLES D. HAMLETT

Property Address:
1200 Bryan Street, Old Hickory, Tennessee

Map 44-14
Parcel 140
Owners Name and Address:
M.E.D Properties, LLC
3740 Arnold Road
Memphis, TN 38118

Mail tax bills to:
M.E.D. Properties, LLC
3740 Arnold Road
Memphis, TN 38118

Exhibit A

Located in Davidson County, Tennessee:

Beginning at a point on the westerly margin of Bryan Street, said point being the northeasterly corner of the Metro Gov't Ne Power Board Property, as of record in Book 2703, Page 86, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

(1) Thence N89°15'00"W, 475.50 Feet To A Point;

(2) Thence N00°45'00"E, 99.00 Feet To A Point;

(3) Thence N87°25'32"W, 46.69 Feet To A Point;

(4) Thence With A Curve To The Left, Having A Central Angle Of 25°20'43", A Radius Of 476.70 Feet And An Arc Length Of 210.87 Feet To A Point;

(5) Thence S62°35'32"W, 79.24 Feet To A Point;

(6) Thence With A Curve To The Right, Having A Central Angle Of 03°15'50", A Radius Of 440.30 Feet And An Arc Length Of 25.08 Feet To A Point;

(7) Thence N30°52'15"W, 51.05 Feet To A Point;

(8) Thence With A Curve To The Left, Having A Central Angle Of 05°49'36", A Radius Of 412.00 Feet And An Arc Length Of 41.90 Feet To A Point;

(9) Thence N62°35'32"E, 32.60 Feet To A Point;

(10) Thence With A Curve To The Right, Having A Central Angle Of 21°16'25", A Radius Of 526.70 Feet And An Arc Length Of 195.56 Feet To A Point;

(11) Thence N83°52'00"E, 214.46 Feet To A Point;

(12) Thence N00°45'00"E, 175.40 Feet To A Point;

(13) Thence S89°15'00"E, 100.00 Feet To A Point;

(14) Thence N00°45'00"E, 146.80 Feet To A Point;

(15) Thence N45°45'49"E, 40.98 Feet To A Point;

(16) Thence With A Curve To The Left, Having A Central Angle Of 45°00'49", A Radius Of 100.00 Feet And An Arc Length Of 78.56 Feet To A Point;

(17) Thence S89°15'00"E, 155.00 Feet To A Point;

(18) Thence With A Curve To The Right, Having A Central Angle Of 90°00'00", A Radius Of 25.00 Feet And An Arc Length Of 39.27 Feet To A Point;

(19) Thence S00°45'00"W, 461.11 Feet To The Point Of Beginning, Containing 203,758.40 Square Feet Or 4.68 Acres.

The instrument constituting the source of the Grantors' interest in the foregoing described property was a Warranty Deed Recorded at Book 8036, Page 586 in the Register's Office of Davidson County, Tennessee.