Davidson County DEEDWARR
Recvd: 10/28/02 14:41 11pg
Fees:58.00 Taxes:57186.23
20021028-0131868

Name and Address of New Owner:

Tennessee Services Corporation
1400 Lake Hearn Drive
Atlanta, Georgia 30319

Send Tax Bills To:

Tennessee Services Corporation
1400 Lake Hearn Drive
Atlanta, Georgia 30319

Street Address of Subject Property:
1204, 1406, 1408, 1422 and 1450 Lebanon Pike
Pumping Station Road

Map/Parcel:

Tax Map 94, Parcel 24, 29,34, 35, 38 and 39

This document was prepared by
and after recording mail to:

Dow, Lohnes & Albertson
One Ravinia Drive, Suite 1600
Atlanta, Georgia 30346
Telephone: (770) 901-8912
Attention: Chester H. Arter III, Esq.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

WARRANTY DEED

THIS INDENTURE, made and delivered this 31st day of December, 2001, by **AA PROPERTY HOLDINGS, INC.**, a Delaware corporation, whose mailing address is 1400 Lake Hearn Drive, Atlanta, Georgia 30319 (hereinafter collectively referred to as "Grantor"), to **TENNESSEE SERVICES CORPORATION**, a Delaware corporation, whose mailing address is 1400 Lake Hearn Drive, Atlanta, Georgia 30319 (hereinafter referred to as "Grantee"); (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits, whether voluntary by act of the parties, or involuntary by operation of law);

W I T N E S S E T H:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto the said Grantee, all that tract or parcel of land being a portion of Tax Map 94, Parcel 24, 29,34, 35, 38 and 39 located in Davidson County, Tennessee, which property is more particularly described on **Exhibit "A"** attached hereto and by this reference incorporated herein (the "Property").

TOGETHER WITH all rights, members, easements, rights-of-way, strips and gores of land, streets, ways, alleys, passages, emblements, and appurtenances in any way belonging, relating, or appertaining to the Property.

TO HAVE AND TO HOLD the Property, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the Property unto the said Grantee, and only the said Grantee, against the claims of all persons whomsoever.

[Signatures begin on following page]

WITNESS its hand this 31st day of December, 2001.

AA PROPERTY HOLDINGS, INC., a Delaware corporation

By: Dean Eisner

Name: (printed) Dean H. Eisner

Title: President

STATE OF Georgia

COUNTY OF Dekalb

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Dean H. Eisner, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself/herself to be the President of **AA PROPERTY HOLDINGS, INC.**, a Delaware corporation, the within named bargainor, and that as such Authorized officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office this 19th day of December, 2001.

Jay Hicks

NOTARY PUBLIC

Jay Hicks

My Commission Expires: Oct. 23, 2005

JAY HICKS NOTARY PUBLIC FORSYTH COUNTY GEORGIA EXPIRES OCT. 23, 2005

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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 $15,455,739.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this the 19th day of December, 2001.

NOTARY PUBLIC

My Commission Expires: Oct. 23, 2005

JAY HICKS NOTARY PUBLIC EXPIRES GEORGIA OCT. 23, 2005 FORSYTH COUNTY

EXHIBIT "A"

PARCEL 1:

Land in Davidson County, Tennessee, described according to a survey prepared by Robert M. Searson, Tennessee Registered Land Surveyor No. 1666, Espey, Huston & Associates, dated October 25, 1996, as follows:

Being two parcels of land contiguous to each other, one shown as parcel 34 on the Plat of Nashville Auto Auction recorded in Plat Book 5190, page 521 in the Register's Office of Davidson County, Tennessee and the other being shown as parcel 35 and Lot 1 on the Plat of Robert J. Joslin Property Two Lot Resubdivision recorded in Plat Book 5190, page 602 in said Register's Office and being shown as said Parcels 34 and 35 on Tax Map 94 of said County. Located on the north side of Lebanon Pike, 1540 feet+/- west of Spence Lane. Being described as follows:

POINT OF BEGINNING being South 78°47'41" West 1541.15 feet of the center line intersection of said Lebanon Pike and Spence Lane, being on the northern Right-of-Way Margin of Lebanon Pike and the southeast corner of said Parcels herein described; Thence, with said northern Right-of-way Margin South 77°36'07" West 250.01 feet to a found 5/8" Iron Rod; Thence, leaving said Right-of-Way Margin North 12°23'50" West 299.88 feet to a point; Thence, South 77°36'07" West 101.00 feet to a point; Thence, North 12°23'53" West 312.50 feet to a point; Thence, North 79°42'07" East 551.94 feet to a point; thence, South 01°52'07" West 411.00 feet to a point; Thence, South 77°35'49" West 50.00 feet to a point; Thence, South 01°52'00" West 200.00 feet to the Point of Beginning.

Containing 247,633.2 square feet or 5.68 acres

Bearings rotated to Deed Book 5843 Page 92, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to AA Property Holdings, Inc. by Limited Warranty Deed from Landstar Poole, Inc. of record in Book 10298, page 63 in Register's Office for Davidson County, Tennessee.

PARCEL 2.

Property lying in formerly the 3rd Civil District of Nashville, Davidson County, Tennessee, being lot #21 on the Plan of the Subdivision of Georgia Industrial Realty Company's South Nashville property of record in Plat Book 421, page 187, Register's Office for Nashville, Davidson County, Tennessee and is bounded on the north by the one hundred foot (100') Tennessee Central Railroad right-of-way, on the east by Metropolitan Nashville Government Water and Sewer Filtration Plant, of record in Deed Book 89,, page 163; on the south by property belonging to Anglo/American Property Holding, Inc. of record in Deed Book 8589, page 96; and on the west by property belonging to Robert D. Poole of record in Deed Book 7450, page 583 and more specifically described as follows:

Beginning on an iron pin on the southern margin of the Tennessee Central Railroad's right-of-way, the northeast corner of the herein described tract and the northwest corner of the Metropolitan Government's Water Filtration Plant property; thence S-27° 53' 40" - E, 471.00' to an iron pin; thence N-77° 49' 11' E, 72.00' to an iron pin, the southeast corner of this tract and the southwest corner of said Metropolitan Government tract and being 27 feet southwest of a 14" hackberry with old fencing grown into the tree and 8.99' from a 3" concrete monument, said pin being on the Anglo/American Property Holding, Inc. property line; thence with Anglo/American property S-60° 32' 39"-W, 1,506.45' to an iron pin at the southwest corner of this tract and the northwest corner of Anglo/American in Robert Poole's east line and being S-26° 39' 44" W, 28.5' from the southern most pole of the TVA powerline and S-11° 25' 32"-W, 43.6' from the northern most pole of said TVA's powerline; thence with Poole's line N-29° 50' 37"-W, 503.62' to a "T-bar" (steel fencepost) on the southern margin of said railroad's right-of-way, the northwest corner of the herein described tract and the northeast corner of Poole; thence with the railroad right-of-way, N-60° 59' 36"-E, 1,453.98' to an iron pin, the point of beginning and containing 16.540 acres, more or less according to a survey by Galyon W. Northcutt, TN RLS #1529.

TRACT II

The right to a free sewer connection as described by Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3857, page 671, Register's Office for Davidson County, Tennessee.

PARCEL 2 continued:

By way of explanation, Tract II is not a specific area of real property but rather is the right to a free sewer connection. By instrument of record in Book 3857, page 671, Register's Office for Davidson County, Tennessee, the Metropolitan Government of Nashville and Davidson County, Tennessee acquired a sewer easement. The Grantors in said instrument, and their heirs, successors and assigns, reserved the privilege of a free connection to the sewer, said connection to be made to the sanitary sewer at points of access as the same were described in said instrument. This right to a free sewer connection was subsequently conveyed to Robert Lee Eatherly by Installment Deed of record in Book 3853, page 479, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to AA Property Holdings, Inc., A Delaware Corporation by deed from Robert L. Eatherly of record in Book 10570, page 180 in Register's Office for Davidson County, Tennessee and corrected in Deed of Correction in Book10686, page 176 in Register's Office for said Register's Office.

PARCEL 3:

Tract 1

A Tract of land in the 3rd, formerly 15th Civil District of Davidson County, Tennessee, described according to a survey by Michael W. Stump dated March 1986, as follows:

Beginning on a four inch concrete monument on the North right-of-way of Lebanon Road, the Southwest corner of the property herein described and adjoining the Lee Roy Smith tract; Thence N6°05'55"E 1762.90 feet to an iron pin at a fence post corner, said pin located within a TVA Right-of-Way Easement for the "Watts Bar-Nashville Transmission Line"; Thence N65°05'30"E 1501.1 feet to a three inch concrete monument; Thence N88°44'30"E 354.80 feet to an iron pin located at a chain link fence corner, said pin being the Northeast corner of the property herein described and adjoining the Nashville Auto Auction tract; Thence S6°15'05"W 1839.86 feet to a spike located between chain link fence posts; Thence S83°39'10"W 1129.41 feet to an iron pin at a fence post corner; Thence S12°03'50"W 596.31 feet to a concrete Right-of-Way monument at Lebanon Road; Thence Northwesterly 31.31 feet along an arc having a radius of 1106.00 feet; Thence N77°31'35"W 381.80 feet to a concrete Right-of-Way monument; Thence S12°28"W 5.00 feet; Thence N77°36'30"W 257.75 feet to the four inch concrete monument, the point of beginning. Containing 79.632 acres, more or less.

Tract 2

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the east by the L & N Railroad and on the south by Lebanon Pike, more particularly described as follows:

Beginning at the intersection of the northerly margin of Lebanon Pike with the westerly right-of-way of the L & N Railroad; Thence, with Lebanon Pike, S 78° 05' W, 668.09 feet; Thence, S 11° 55' E, 5.00 feet; Thence, S 78° 05' W, 150.07 feet to the southeast corner of Fruehauf, Inc., as recorded in Book 5305, Page 200, R.O.D.C.; Thence, with Fruehauf's east line, N 02° 26' E, 800.00 feet; Thence, S 78° 05' W, 170.00 feet; Thence, S 02° 26' W, 220.00 feet; Thence S 78° 05' W, 50.00 feet to a point in the east line of Ray Edenfield; Thence, with the east line of Edenfield and W. B. Kincaid, et ux, N 02° 26' E, 1,863.77 feet to a point in the south line of Metro Government water and sewer property; Thence, N 85° 55' E, 166.82 feet to a point in the

right-of-way of the L & N Railroad; Thence, with said Railroad in a southerly direction along a curve to the left, said curve having a central angle of 06° 36' 34", a radius of 5,772.90 feet, a chord bearing S 19° 48' 32" E, 665.56 feet, a curve length of 665.93 feet; Thence, S 23° 06' 49" E, 716.50 feet; Thence, with a spiral curve to the right, said curve having a total central angle of 18° 56' 26", a radius of 2,814.79 feet, a total curve length of 832.24 feet and a spiral length of 98.25 feet; Thence, S 04° 30' 23" E, 52.78 feet to the point of beginning. Containing 31.10 acres, more or less.

SAID PARCELS ARE DESCRIBED TOGETHER ACCORDING TO AN ALTA SURVEY BY GHASSEM & ASSOCIATES DATED 8/17/200, JOB # 002686A, AS FOLLOWS:

SEE ATTACHED EXHIBIT B.

EXHIBIT B

Beginning at a Concrete Monument (found) on the North Right-of-Way of Lebanon Road, said Concrete Monument also being the Southeast corner of the Lee Roy Smith Tract, Thence; North 02 degrees 05 minutes 01 seconds East a distance of 1762.90 feet (call =1762.90 feet) to an iron pin (set), said point also being a common corner for the Dr. Wade B. Winnett Tract and the herein described tract. Thence North 28 degrees 58 minutes 09 seconds West, a distance of 502.92 feet (call=503.51) to a T-Post (found) said point also being on the South Right-of-Way of the L & N Railroad (100 foot Right-of-Way), Thence; along said Right-of-Way, North 61 degrees 23 minutes 30 seconds East, a distance of 1453.97 feet (call=1453.98 feet) to an iron pin (set), said point also being a common corner of the Metropolitan Government Water and Sewer Department and the herein described tract, Thence; along said line South 26 degrees 55 minutes 59 seconds East a distance of 471.37 feet (call=471.37 feet) to a point, Thence; North 76 degrees 31 minutes 01 seconds East, a distance of 71.96 feet (call=71.96 feet) to a point, Thence; North 85 degrees, 32 minutes, 15 seconds East, a distance of 554.80 feet (call = 554.80) feet to a point, Thence; North 85 degrees 32 minutes 15 seconds East, a distance of 163.31 (call = 163.31) feet to a found fence corner on the West Right-of-Way of the Seaboard Systems Railroad (100 foot Right-of-Way), Thence along said Right-of-Way in a curve to the Left having the following attributes, Delta angle= 00 degrees 47 minutes 37 seconds, Radius= 7218.97 feet, Arc Length= 694.39 feet, (call=693.59 feet) to a point, Thence along the West line of said Seaboard Systems Right-of-Way, South 23 degrees 14 minutes 32 seconds East, a distance of 741.07 feet (call=741.07 feet) to a point of curvature to the Right having the following attributes Delta angle= 02 degrees 02 minutes 08 seconds, Radius= 2814.79 feet, Arc Length= 925.46 feet (call=925.46 feet), to an iron pin (set) on the North Right-of-Way of said Lebanon Road, Thence along said Right-of-Way, South 77 degrees 56 minutes 05 seconds West a distance of 668.09 feet (call=668.09 feet) to an iron pin (found), Thence; South 11 degrees 16 minutes 34 seconds East, a distance of 5.03 feet (call=5.00 feet) to an iron pin (found), Thence South 77 degrees 56 minutes 05 seconds West, a distance of 150.09 feet (call=150.07 feet) to an iron pin (found), said point also being the Southeast corner of the Sanders Manufacturing Company tract, Thence; along the East line of said tract, North 02 degrees 28 minutes 55 seconds East, a distance of 798.32 feet (call=797.55 feet) to a point, Thence; South 77 degrees 14 minutes 18 seconds West, a distance of 170.06

EXHIBIT B

feet (call=170.04 feet) to a point, Thence; South 02 degrees 49 minutes 04 seconds West, a distance of 223.96 feet (call=219.77 feet) to a point, Thence; South 80 degrees 03 minutes 30 seconds West, a distance of 49.97 feet (call= 51.69 feet) to a point. Thence; North 02 degrees 13 minutes 32 second East a distance of 28.31 feet to a point, said point being the Northeast corner of the F. Ray Edenfield Tract. Thence; along the North line of said Tract South 79 degrees 31 minutes 58 seconds West, a distance of 263.15 feet (call=257.5 feet) to a point, said point being the Northwest corner of the F. Ray Edenfield Tract, Thence; South 01 degrees 41 minutes 58 seconds West, a distance of 411.00 feet (call=411.0 feet) to a point, Thence; South 80 degrees 43 minutes 07 seconds West, a distance of 50.62 feet (call=50.00 feet) to a point, Thence; South 01 degrees 42 minutes 14 seconds West, a distance of 200.00 feet (call=200.00 feet) to a point, said point being on the North Right-of-Way of said Lebanon Road, Thence; along said Right-of-Way, South 77 degrees 56 minutes 05 seconds West, a distance of 249.46 (call = 250.00)feet to a found iron pin. Thence; North 12 degrees 34 minutes 02 seconds West, a distance of 293.93 feet (call=300.00 feet) to a point, Thence; South 77 degrees 25 minutes 58 seconds West, a distance of 101.00 feet (call=101.00 feet) to a point, Thence; North 12 degrees 34 minutes 02 seconds West, a distance of 313.37 feet (call=312.50 feet) to a point, Thence South 79 degrees 31 minutes 58 seconds West, a distance of 319.41 feet (call=319.94 feet) to a point, Thence; South 07 degrees 56 minutes 38 seconds West, a distance of 595.87 feet (call=596.31 feet), to a Concrete Monument (found) on the North Right-of-Way of said Lebanon Road, Thence along said Right-of-Way and along the arc of a curve to the right having a radius of 1118.50 feet, an arc length of 45.28(call = 31.31) feet, and a delta angle of 02 degrees 19 minutes 10 seconds to a point, Thence; along said Right-of-Way, North 81 degrees 38 minutes 20 seconds West, a distance of 366.99(call = 381.80)feet to a point, Thence South 08 degrees 21 minutes 18 seconds West, a distance of 4.96 feet (call=5.00 feet) to a point, Thence; continuing along said Right-of-Way, North 81 degrees 38 minutes 42 seconds West, a distance of 258.37 feet (call=257.75 feet) to the point of beginning for the herein described tract of land containing 5,807,480 square feet or 133.3214 acres more or less of land.